



Alexandra Terrace  
St. Ives  
TR26 1EW

Offers In The Region Of  
£400,000

- 3 Bedroom Home
- Separate 2 Bedroom Annex
- Parking For Up To 4 Cars
- Views Towards The Island, Godrevy and Into The Bay
  - Gas Central Heating
  - Double Glazing
- Walking Distance From Porthmeor Beach
  - Ideal Family Home
  - Viewing Advised
- Scan QR Code For Material Information





Tenure - Freehold

Council Tax Band - C

Floor Area - 1270.14 sq ft



#### Entrance

Double glazed front door opening into:

#### Reception Porch

5'03 x 2'07 (1.60m x 0.79m)

Tiled flooring. Double glazed surrounds looking to the front aspect offering sea glimpses. Twin pane door opening into:

#### Reception Hall

carpet. Radiator. Carpeted stairs rising to the first floor landing. Doors opening into:

#### Kitchen Dining Room

18'03 x 10'00 (5.56m x 3.05m)

Carpet. Radiator. Double glazed window to the front aspect offering a sea glimpse. Within the kitchen area is tiled flooring. Base level units and drawers offering rolled edge worksurfaces above incorporating a 4 ring gas hob with extractor fan above. Integrated stainless steel sink drainer with a mixer tap above and tiled splashbacks. Eye level units. Eye level double oven grill. Understairs storage cupboard.

#### Living Room

18'06 x 10'05 (5.64m x 3.18m)

Carpet. Radiator. Double glazed window to the front aspect offering views up towards Godrevy Lighthouse. Gas fire. patio doors to the rear opening onto the enclosed patio garden.

Returning to the reception hall are turning carpeted stairs rising to the first floor window with a double glazed window to the rear aspect.

#### Landing

Carpet. Doors leading into:

#### Bedroom

10'04 x 9'02 (3.15m x 2.79m)

Carpet. Radiator. Double glazed window. Pedestal hand wash basin with tiled splashbacks. Picture rail.

#### Bedroom

13'08 x 9'00 (4.17m x 2.74m)

Carpet. Radiator. Double glazed window to the front aspect offering sea views and views towards The Island and St Nicholas chapel and up to Godrevy Lighthouse and across to Upton Towans.

#### Bedroom

10'01 x 10'01 (3.07m x 3.07m)

Carpet. Radiator. Vanity basin with a unit below. Double glazed window to the front aspect offering a sea view and across to The Island and out into the bay.

#### Bathroom

8'01 x 7'11 (2.46m x 2.41m)

Vinyl flooring. Bath with tiled splashbacks. pedestal hand wash basin with tiled splashbacks above. Corner shower with shower above of the mains. Dual flush low level W/c. Boiler cupboard housing the gas boiler.

#### Outside

To the front of the property is parking for up to 4 cars with central steps leading to the front door. The rear garden is accessed via the patio doors in the living room. The rear garden is paved and creates the ideal seating area. To the rear of the garden is a block built shed and rear access onto a service lane that leads back to the road. From the garden is access into:

#### The Annex

#### Entrance

Obscure front door opening into:

#### Kitchen

13'00 x 6'01 (3.96m x 1.85m)

Vinyl flooring. Base level units and drawers offering rolled edge worksurfaces above incorporating a 4 ring gas hob with an oven grill below. Integrated stainless steel sink drainer with tiled splash backs. Eye level units. Double glazed window to the rear aspect. Ladder towel. Carpeted stairs to the first floor landing. Steps up into

#### Living Room

15'07 x 8'08 (4.75m x 2.64m)

Laminate flooring. Radiator. Double glazed patio doors leading out onto the garden. Double glazed window to the side aspect. Storage cupboard.

From the kitchen there are carpeted stairs leading up to:

#### Landing

Carpet. Doors leading into:

#### Bedroom

8'10 x 6'09 (2.69m x 2.06m )

Carpet. Radiator. Double aspect double glazed windows to the rear and side aspect.

#### Shower Room

7'00 x 3'09 (2.13m x 1.14m)

Vinyl flooring Low level W/c Wall hung basin with mixer tap above. Corner shower with shower above of the mains and tiled splashbacks. Heated ladder towel rail. Obscure double glazed window to the side aspect.

#### Bedroom

8'09 x 6'09 (2.67m x 2.06m)

Carpet. Radiator. Double glazed window to the side aspect.



## Material Information

### Verified Material Information

Council tax band: C

Council tax annual charge: £2082.25 a year (£173.52 a month)

Tenure: Freehold

Property type: House

Property construction: Standard form

Number and types of room: 3 bedrooms, 2 bathrooms, 2 receptions

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Central heating

Heating features: Double glazing

Broadband: FTTC (Fibre to the Cabinet)

Mobile coverage: O2 - Excellent, Vodafone - Excellent, Three - Excellent, EE - Excellent

Parking: Driveway

Building safety issues: No

Restrictions - Listed Building: No

Restrictions - Conservation Area: No

Restrictions - Tree Preservation Orders: None

Public right of way: No

Long-term flood risk: No

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: None

Coal mining area: No

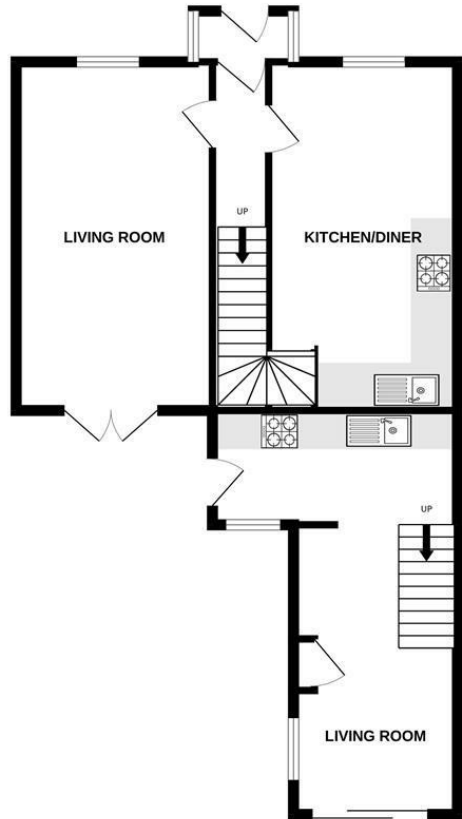
Non-coal mining area: Yes

Energy Performance rating: D

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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

GROUND FLOOR  
662 sq.ft. (61.5 sq.m.) approx.



1ST FLOOR  
622 sq.ft. (57.7 sq.m.) approx.



TOTAL FLOOR AREA: 1284 sq.ft. (119.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Directions To Property

From Porthmeor beach head up Porthmeor Hill following the road around to the right. Continue up the road and through the S bend continue along the road where Alexandra Terrace will be found on your left.

Millerson Estate Agents  
50 Fore Street  
Hayle  
Cornwall  
TR27 4DY  
E: hayle@millerson.com  
T: 01736 754115  
www.millerson.com

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>83</b>
(69-80) <b>C</b>		<b>67</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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