



Spernen Close
Carbis Bay
St. Ives
TR26 2QT

Asking Price £435,000

- Stunning 3 bedroom Home
- Has Been Renovated To A Very High Standard
 - Quality Fitted Kitchen
 - Lounge Dining Room
 - Utility Area
- Far Reaching Views Out To Sea
 - Large Rear Garden
- Driveway Parking and garage
 - Gas Central Heating
- Scan QR Code For Material Information



Tenure - Freehold

Council Tax Band - C

Floor Area - 990.28 sq ft



Entrance

Double glazed front door with picture window to the side opening into:

Reception Porch & Utility Area

13'01 x 4'10 (3.99m x 1.47m)

Wooden flooring. Double glazed door to the rear opening out onto the rear garden. Door opening into the garage. Base level units with worktop above and recesses for a washing machine and tumble dryer. Triple pane door opening into:

Reception Hall

Wooden flooring. Radiator. Turning carpeted stairs rising to the first floor landing. Door into:

Separate W/c

4'08 x 4'05 (1.42m x 1.35m)

Wooden flooring. Dual flush low level W/c. Hand wash basin set into a unit with vanity cupboard below. and splashback above. Obscure double glazed window to the side aspect.

The reception hall opens into:

Kitchen Breakfast Room

12'02 x 10'06 (3.71m x 3.20m)

Wooden flooring. Base level units and drawers incorporating a dishwasher and fridge freezer. Work surfaces above incorporating a 1 1/4 sink drainer with a Swan neck mixer tap above. Integrated AEG induction hob with extractor fan above. Eye level oven and grill. Eye level units. Central Island with drawers below. The island is set on casters and is moveable. Sliding patio doors giving access to the rear garden. Archway leading through to:

Lounge Dining Room

23'10 x 12'08 (7.26m x 3.86m)

Carpet. 2 x radiators. Double glazed window to the front aspect. Double glazed sliding patio doors giving access onto the rear garden.

From the reception hall are carpeted turning stairs leading up to

the first floor landing with a half landing where there is a double glazed picture window to the front aspect.

Landing

Carpet. Loft access. Doors opening into:

Shower Room

Vinyl flooring. Dual flush low level W/c. Vanity basin set into a unit with vanity drawers below and mixer tap above and tiled splashbacks. Double size shower tray with glazed doors and a rainfall shower above with a separate shower hand attachment to side. Extractor fan. 2 x obscure double glazed windows to the side aspect.

Bedroom 3

9'06 7'09 (2.90m 2.36m)

Carpet. Radiator. Double glazed window to the rear aspect overlooking the garden and offering far reaching sea views out into St Ives bay.

Bedroom 1

12'09 x 12'00 (3.89m x 3.66m)

Carpet. Radiator. Double glazed window to the rear aspect overlooking the rear garden and offering a far reaching view out into St Ives bay.

Bedroom 2

11'09 x 9'10 (3.58m x 3.00m)

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

Outside

To the front of the property is driveway parking along with access into:

Garage

21'00 x 9'00 (6.40m x 2.74m)

Meatl up and over door. Power and light connected. Wall mounted gas combination boiler. Door leading back into the reception porch. Window to the rear aspect.



Outside Cont'd

To the side of the driveway is an open front garden. The rear garden is accessed via the sliding patio doors in the lounge dining room or kitchen along with the rear door in the reception porch. Offering a large patio area which creates the ideal sunbathing or Alfresco dining area. Beyond is a large lawn garden which is bordered by mature flower beds. There are a number of apple trees. The garden is enclosed to either side whilst to the rear is bordered by mature trees and bushes.

Material Information

Verified Material Information

Council tax band: C

Tenure: Freehold

Property type: House

Property construction: Standard form

Number and types of room: 3 bedrooms, 1 bathroom, 1 reception

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Central heating

Heating features: None

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





Spennen Close, Carbis Bay, St. Ives, TR26 2QT

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: None

Coal mining area: No

Non-coal mining area: Yes

Energy Performance rating: C

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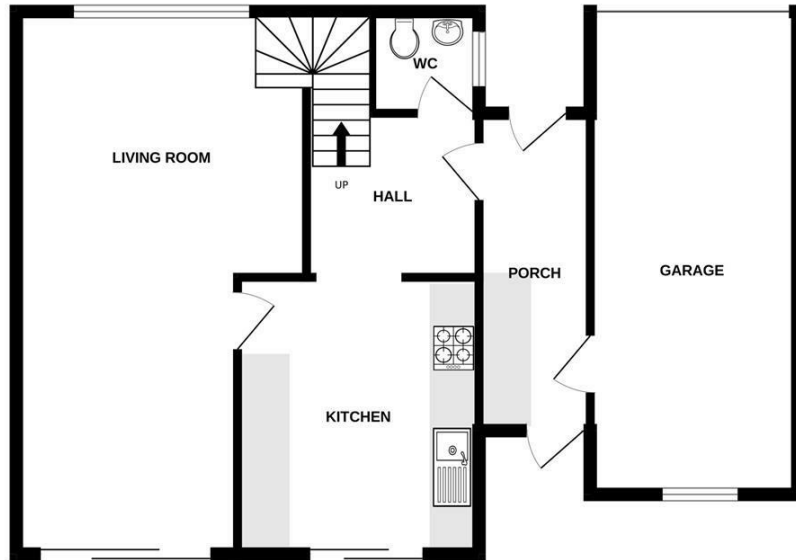
The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.



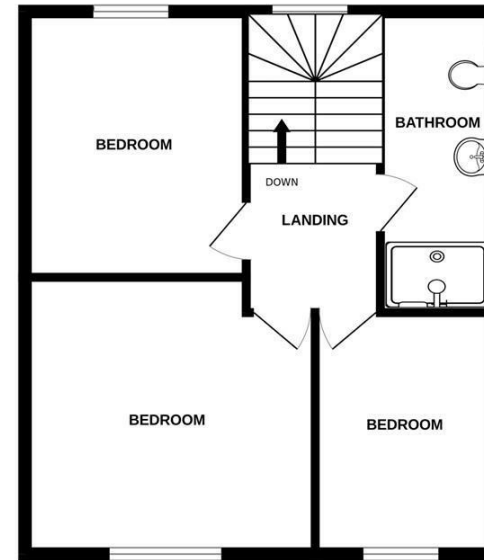
Directions To Property

Passing Tesco on your right continue along the St Ives Road. Turn right into Count House Lane and follow the road up and round to the right. Continue along the road following it around to the right and the property will be found in front of you.

GROUND FLOOR
744 sq.ft. (69.2 sq.m.) approx.



1ST FLOOR
492 sq.ft. (45.7 sq.m.) approx.



TOTAL FLOOR AREA : 1236 sq.ft. (114.8 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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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			84
(81-91) B			
(69-80) C		71	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Contact Us

50 Fore Street
Hayle
Cornwall
TR27 4DY

E: hayle@millerson.com

T: 01736 754115

www.millerson.com

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