



Praze An Creet

St. Ives

TR26 2ET

Asking Price £269,000

- WELL PRESENTED HOME WITH 2 BEDROOMS AND 2 BATHROOMS
 - NO ONWARD CHAIN
- KITCHEN BREAKFAST ROOM
- LOUNGE DINING ROOM
 - ENCLOSED GARDEN
 - GARAGE
- VIEWS UP TO GODREVY LIGHTHOUSE AND BEYOND
- RECENTLY REFITTED VELUX WINDOWS WITH BLACKOUT BLINDS
- GAS CENTRAL HEATING - NEW BOILER FITTED ON 01.04.2025
- SCAN QR CODE FOR MATERIAL INFORMATION



 **Millerson**
millerson.com

Tenure - Freehold

Council Tax Band - B

Floor Area - 688.89 sq ft



2



2



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Summary

Welcome to this charming terraced house located in Praze An Creet, St. Ives. This delightful property boasts a cosy reception room, perfect for relaxing or entertaining guests. With two lovely bedrooms the rear bedroom offers a lovely far reaching view. There is ample space for a small family or guests to stay over. The house features a well-maintained bathroom, ensuring convenience and comfort for all residents.

Spanning across 689 square feet, this property offers a comfortable living space with a warm and inviting atmosphere. Benefitting from gas central heating with a brand new boiler fitted on the 1st April 2025. The terraced layout provides a sense of community while still offering privacy and tranquillity. Whether you're looking for a peaceful retreat or a place to call home, this house is sure to meet your needs.

To the rear is a larger than expected enclosed rear garden where to the rear of the garden is access into the garage which benefits from light and power.

Call today to book your viewing on this great 2 bedroom home

Entrance

Double glazed front door opening into:

Reception Porch

Wooden flooring. Cloaks rail. Wall mounted gas boiler. Glazed door opening into:

Reception Hall

Laminate flooring. Radiator. Carpeted stairs rising to the first floor landing. Door opening into:

Kitchen

10'00 x 9'09 (3.05m x 2.97m)
Laminate flooring. Radiator. Base level units and drawers offering rolled edge worksurfaces above with a recess below for a washing machine. Integrated stainless steel sink drainer with a swan neck mixer tap above. Integrated 4 ring gas hob with a stainless steel extractor fan above and an oven grill below. Glazed splashback and tiled splashbacks and upstands. Integrated fridge and freezer. Eye level units. Pantry style cupboard housing the consumer unit. Double glazed window to the front aspect. Door opening into:

Lounge Dining Room

15'10 x 13'01 (4.83m x 3.99m)
Laminate flooring. Radiator. Under stairs storage cupboard. Flueless gas fire. Double glazed window to the rear aspect. Double glazed patio doors opening onto the rear garden.

Returning to the reception hall there are carpeted stairs with hand rail to side rising to:

Landing

Carpet. Radiator. Velux window. Mezzanine storage area. Doors opening into:

Bedroom

13'01 x 7'07 (3.99m x 2.31m)
Carpet. Radiator. Double glazed window to the front aspect with a Velux window above incorporating a blackout blind. Exposed beam. Door opening into:

Ensuite

6'07 2'10 (2.01m 0.86m)
Tiled effect flooring. Dual flush low level W/c. Pedestal hand wash basin. Shower with shower head above of the mains. Heated ladder towel rail.

Bathroom

6'06 5'05 (1.98m 1.65m)
Vinyl flooring. Dual flush low level W/c. Pedestal hand wash basin. Bath with shower above of the main and shower screen to side. Extractor fan. Tiled splashbacks and surrounds. Ladder towel rail.

Bedroom

13'01 x 8'04 (3.99m x 2.54m)
Carpet. Radiator. Double glazed window to the rear aspect with a Velux window above incorporating a blackout blind offering a lovely view out into St Ives bay and up to Godrevy lighthouse and beyond. Exposed beam.

Outside

To the front of the property is an open low maintenance gravelled garden area. The rear garden is accessed via the patio doors in the living room and open out onto a recently refitted decking area which creates the ideal Alfresco dining area or area to sit and relax and enjoy those lazy afternoons. There are steps leading down onto the lawn garden with stepping stones leading to the rear of the garden. The garden is fully enclosed by block walling and slatted fencing. At the rear of the garden is a door accessing into:

Garage

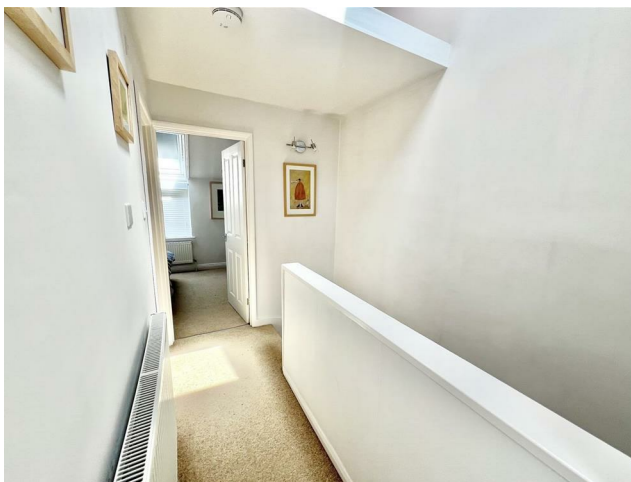
18'01 x 8'05 (5.51m x 2.57m)
Metal up and over door. Storage in eaves. Wall mounted cupboards. Power and light connected.

Material Information

Verified Material Information
Council tax band: B
Council tax annual charge: £1821.97 a year (£151.83 a month)
Tenure: Freehold
Property type: House
Property construction: Standard form
Electricity supply: Mains electricity



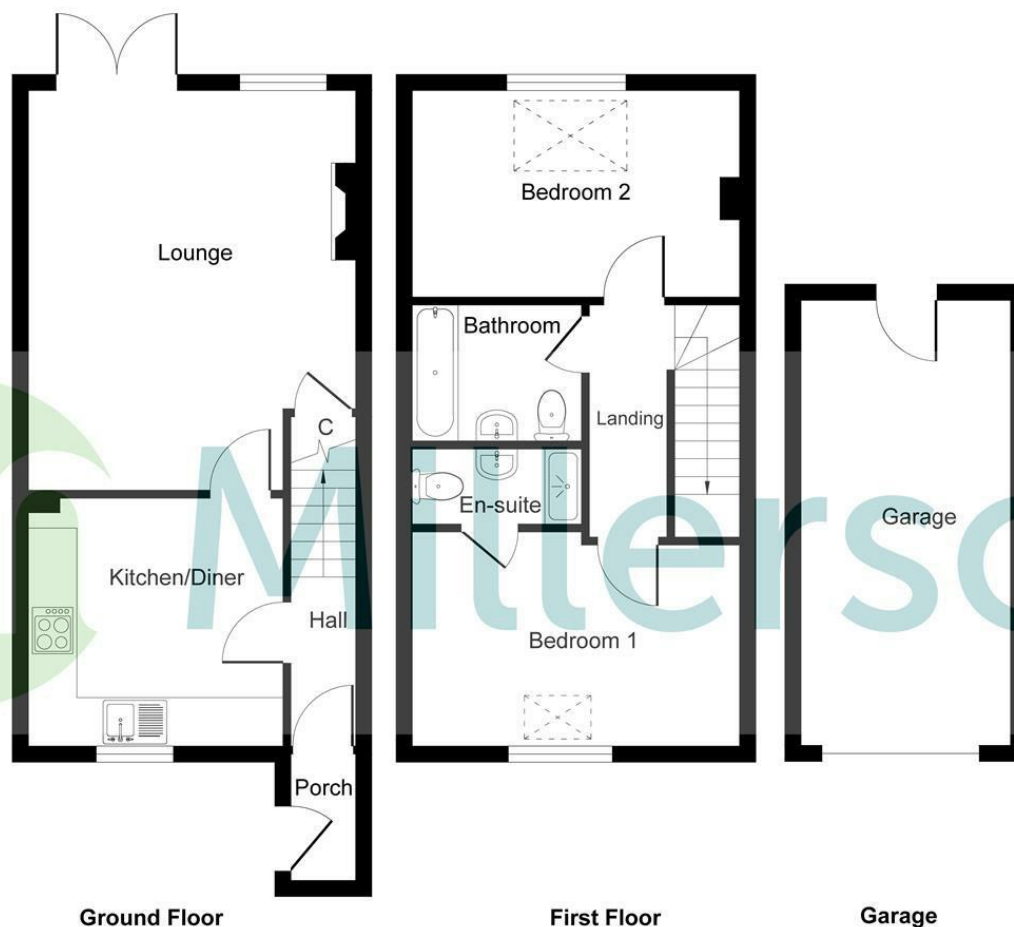
Solar Panels: No
 Other electricity sources: No
 Water supply: Mains water supply
 Sewerage: Mains
 Heating: Central heating
 Heating features: Double glazing
 Broadband: FTTC (Fibre to the Cabinet)
 Mobile coverage: O2 - Excellent, Vodafone - Excellent, Three - Excellent, EE - Excellent
 Parking: Garage and Off Street
 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: 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.



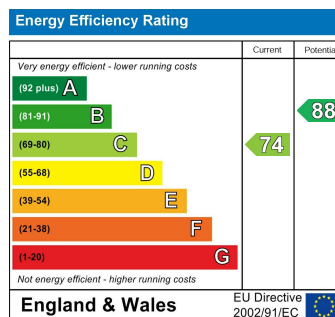


Praze An Creet, St. Ives, TR26 2ET





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