



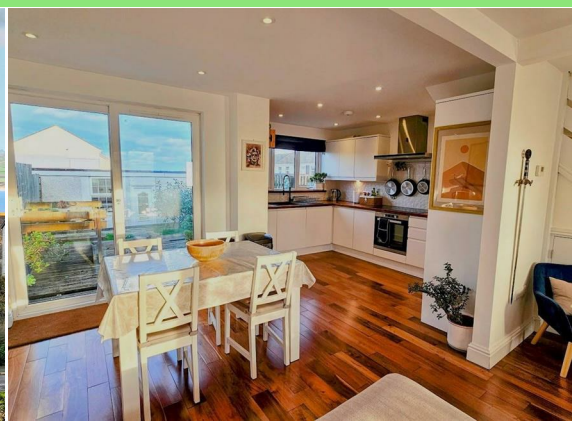
St. Johns Walk

St. Ives

TR26 2JJ

Asking Price £330,000

- THREE BEDROOM FAMILY HOME
- SPACIOUS OPEN PLAN LIVING ACCOMMODATION
- REFURBISHED TO A HIGH STANDARD
- DISTANT SEA VIEWS
- GARAGE AND PARKING
- SOLAR PANELS
- INTERNAL VIEWING A MUST!
- SCAN QR CODE FOR MATERIAL INFORMATION



 **Millerson**  
millerson.com



Tenure - Freehold

Council Tax Band - C

Floor Area - 882.65 sq ft



3



1



2



B81

Front door opening into...

#### PORCH

5'3 x 3'8 (1.60m x 1.12m)

Entrance matting, double glazed windows to two sides, door into...

#### OPEN PLAN LOUNGE/DINER

19'8 x 17'5 (5.99m x 5.31m)

Engineered wood flooring, double glazed bow window to the front, inset ceiling spot lighting, double glazed sliding patio doors to the rear leading onto the rear garden.

Staircase leading to first floor level with useful understairs storage below.

Open into...

#### KITCHEN

12'1 x 8 (3.68m x 2.44m)

Attractively fitted with a range of modern, high gloss base and wall mounted units with wood work surfacing over.

Integrated fridge freezer, washing machine, dishwasher, five ring electric hob with tiled splash back, stainless steel extractor above, oven below. Sink and drainer with mixer tap, inset ceiling LED lighting, engineered wood flooring.

From the lounge, carpeted staircase leads up to...

#### FIRST FLOOR LANDING

Fitted carpet, loft hatch, door into...

#### BEDROOM 1

10'4 x 9'8 (3.15m x 2.95m)

Fitted carpet, radiator, double glazed window to the rear with distant sea views, inset ceiling LED lighting.

#### BEDROOM 2

9'11 x 9'6 (3.02m x 2.90m)

Enjoying a sunny aspect, fitted carpet, two double glazed windows to the front, inset ceiling LED lighting, radiator.

#### BEDROOM 3

7'1 x 5'11 (2.16m x 1.80m)

Fitted carpet, double glazed window to the front aspect, built in wardrobe with hanging rail and shelving, inset ceiling LED lighting, radiator.

#### SHOWER ROOM

6'7 x 5'4 (2.01m x 1.63m)

Corner shower cubicle with mains fed shower and drencher head and separate wand attachment, tiled surround, glass doors.

Wash hand basin on a wooden base with vanity unit below, tiled splash back, with mirror above, obscured double glazed window to the rear.

Low level w/c with concealed cistern, tiled flooring with electric underfloor heating, heated towel rail, inset ceiling LED lighting.

#### OUTSIDE

The rear garden is enclosed by fencing and is laid to wooden decking and lawn with gravel path leading to steps which lead to...

#### GARAGE

16'8 x 7'10 (5.08m x 2.39m)

Wooden double doors to the front, power and light supplied, double glazed door and window to the rear.

The garage benefits from a recently replace, insulated roof.

#### PARKING

Situated directly in front of the garage is a parking space for one car.

#### AGENTS NOTE

The property comes fitted with solar panels which are owned by the vendor and will be transferred to the new buyers on completion.

#### 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, 2 receptions

Electricity supply: Mains electricity

Solar Panels: Yes

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Central heating

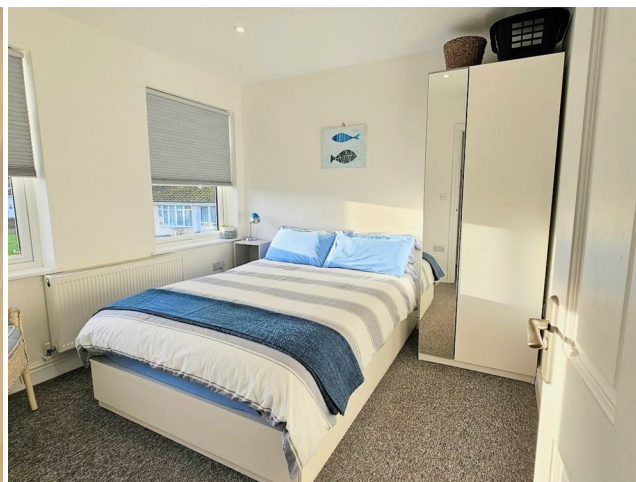
Heating features: Double glazing and Underfloor heating

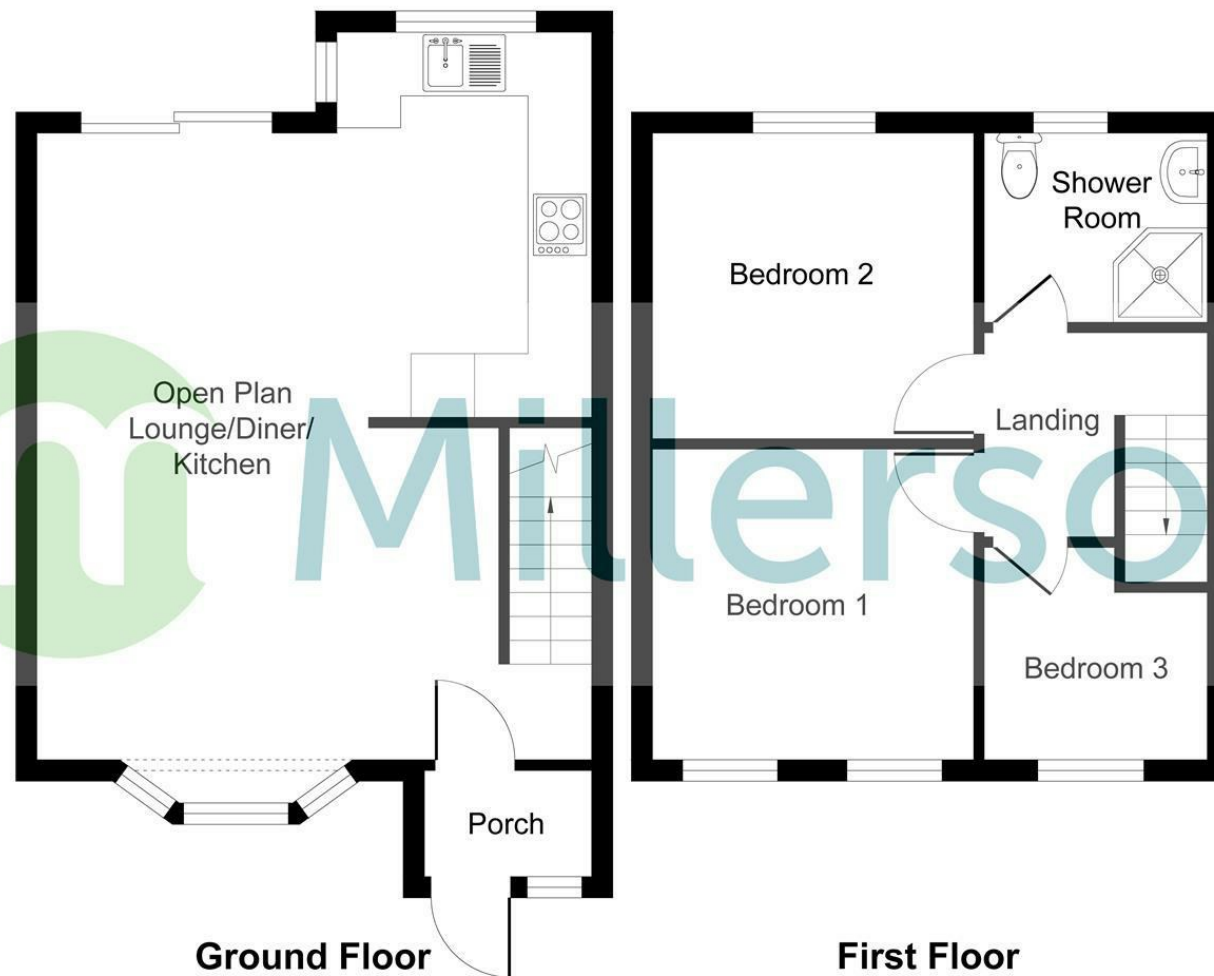
Broadband: FTTC (Fibre to the Cabinet)

Mobile coverage: O2 - Great, Vodafone - Great, Three - Good, EE - Good



Parking: Garage, Allocated, Communal, Off Street, Rear, and Garage En Bloc  
 Building safety issues: No  
 Restrictions - Listed Building: No  
 Restrictions - Conservation Area: No  
 Restrictions - Tree Preservation Orders: None  
 Public right of way: No  
 Long-term area 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: B  
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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.





PLEASE NOTE, THIS FLOOR PLAN IS INTENDED FOR ILLUSTRATIVE PURPOSES ONLY. NO MEASUREMENT HAVE BEEN TAKEN AND IT IS NOT TO SCALE.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	81	88
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

## Directions To Property

## Contact Us

Millerson Estate Agents  
50 Fore Street  
Hayle  
Cornwall  
TR27 4DY  
E: [hayle@millerson.com](mailto:hayle@millerson.com)  
T: 01736 754115  
[www.millerson.com](http://www.millerson.com)

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