



Polmennor Drive
Carbis Bay
St. Ives
TR26 2SQ

Asking Price £400,000

- AN IMPECCABLY PRESENTED TWO BEDROOM SEMI DETACHED BUNGALOW
- LIGHT AND AIRY LIVING ACCOMMODATION
- ENSUITE SHOWER ROOM
 - CORNER PLOT
- USEFUL GARDEN OFFICE
 - DETACHED GARAGE
- POPULAR RESIDENTIAL LOCATION
 - A MUST SEE PROPERTY!
 - SCAN QR FOR MATERIAL INFORMATION
 - EPC: D67



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Tenure - Freehold

Council Tax Band - C

Floor Area - 775.00 sq ft



2



2



1



D66

Summary

A delightful, surprisingly spacious and light, two bedroom semi detached bungalow offering impeccably presented accommodation.

The gas heated and double glazed accommodation briefly comprises, spacious entrance hallway, open plan lounge/diner with feature vaulted ceiling, two bedrooms (principle bedroom with ensuite shower room) kitchen and bathroom.

Outside there is a driveway providing offroad parking, leading to a detached garage, plus the added benefit of a good sized, detached garden office.

The property sits on a corner plot which has been beautifully landscaped and offers various areas to sit and enjoy the sun with a raised decking providing the perfect spot for alfresco dining.

The property is well placed for all of the local amenities, beaches, nearby bus routes and local primary school.

An internal viewing of this superb home is sure to impress!

Double glazed entrance door into...

ENTRANCE HALLWAY

Laminate, tile effect flooring, radiator, space for display cabinet and chair. Loft access, cupboard housing gas boiler.

Door into...

LOUNGE/DINER

19'6 x 10'6 (maximum measurement) (5.94m x 3.20m (maximum measurement))

A lovely and light room with laminate tile effect flooring, part vaulted ceiling, in the lounge area with two Velux roof lights, two double glazed French doors to the side and two double glazed windows to the front and a double glazed window to the side. Radiator, space for dining table and chairs, recess with space for dresser unit.

KITCHEN

8'11 x 8'10 (2.72m x 2.69m)

Fitted with a range of white high gloss base and wall mounted units with roll top, granite effect work surfacing over. Stainless steel sink and drainer with mixer tap, tiled splash back, double glazed window to the side, double glazed door to the side, radiator.

Three ring electric hob with oven below, glass splash back, extractor above, space for fridge and freezer, wine rack, built in cupboard housing electric consumer unit and fitted shelving.

Vinyl wood effect flooring, ceiling mounted spot lights.

SHOWER ROOM

6'1 x 5'6 (1.85m x 1.68m)

Fitted with a modern white suite, comprising corner shower cubicle with mains fed shower, sliding glass doors. Wash hand basin with monobloc tap, vanity unit below, low level w/c with push button flush, obscured double glazed window to the front, vinyl tile effect flooring.

BEDROOM 1

12'5 x 10'10 (3.78m x 3.30m)

Laminate flooring, radiator, built in cupboard, double glazed French doors to the side, door into...

ENSUITE SHOWER ROOM

7'1 x 4'10 (2.16m x 1.47m)

Corner shower cubicle with electric shower, tiled surround, low level w/c with push button flush, wash hand basin with monobloc tap, tiled splash back and vanity unit below, heated towel rail, vinyl tile effect flooring.

BEDROOM 2

11'11 x 11'3 (maximum measurement) (3.63m x 3.43m (maximum measurement))

Laminate flooring, double glazed window to the side with views of the garden, space for freestanding wardrobe, radiator.

OUTSIDE

The property is approached via a driveway, providing off road parking, leading to...

DETACHED GARAGE

17'6 x 9'7 (maximum measurement) (5.33m x 2.92m (maximum measurement))

Fitted with an electric up and over door, power and light supplied.

FRONT AND SIDE GARDEN

The front garden has been laid to gravel, providing additional offroad parking.

There is a gated access which leads to a side wooden decking area, offering a high degree of privacy with steps down to a gravelled area with space for table and chairs, making this an ideal space for alfresco dining.

To the front of the property is a most useful garden studio / office (13'3 x 7'5) with power and light supplied, double glazed front door, double glazed window to the front and side, wall mounted spot lights. Fitted worktop and space for a desk and chair.

Gated access leading onto a lawned garden which has been landscaped and includes a large flower bed with mature shrubs, shrubs and palms, enclosed by walling and fencing.

This leads onto a paved patio area with steps leading up to a raised wooden decking offering ample space for table and chairs.

MATERIAL INFORMATION



Verified Material Information

Council Tax band: C

Tenure: Freehold

Property type: Bungalow

Property construction: Standard undefined construction

Energy Performance rating: D

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Mains gas-powered central heating is installed.

Heating features: Double glazing

Broadband: FTTP (Fibre to the Premises)

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

Parking: Driveway and Garage

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

Historical flooding: No

Flood defences: No

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: None

Coal mining area: No

Non-coal mining area: Yes

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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.





Polmennor Drive, Carbis Bay, St. Ives, TR26 2SQ



Needing To Sell?

Are you interested in this property but aren't currently in a proceedable position?

Don't Panic!

Contact Us On The Details Below To Arrange A Valuation

Here To Help

50 Fore Street
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Cornwall
TR27 4DY

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T: 01736 754115

www.millerson.com

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Floor 0 Building 1



Floor 0 Building 2



Floor 0 Building 3

Approximate total area^m

1019 ft²

94.7 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	66	74
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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