

Higher Boskerris

Carbis Bay

St. Ives

TR26 2TL

Offers In The Region Of
£280,000

- THREE BEDROOM END TERRACE FAMILY HOME
 - GAS HEATING
 - DOUBLE GLAZING
 - GOOD SIZE AND LOW MAINTENANCE COURT YARD GARDEN
 - SEA GLIMPSES
- KITCHEN/BREAKFAST ROOM
 - POPULAR RESIDENTIAL LOCATION
 - INTERNAL VIEWING RECOMMENDED
- PHONE NOW FOR FURTHER DETAILS
- SCAN QR CODE FOR MATERIAL INFORMATION



 **Millerson**
millerson.com

Tenure - Freehold

Council Tax Band - C

Floor Area - 882.00 sq ft



3



1



1



C69

Obscured double glazed front door leading into...

ENTRANCE PORCH

11'9 x 5 (3.58m x 1.52m)

Obscured double glazed window to the front, oak flooring, cupboard housing electric consumer unit, door leading into...

LIVING ROOM

16'7 x 15'1 (5.05m x 4.60m)

Oak engineered flooring, double glazed window to the front, carpeted stairs to the first floor level with storage area beneath, two radiators. Pocket door providing access to...

KITCHEN / BREAKFAST ROOM

14'11 x 11'10 (4.55m x 3.61m)

Fitted with a range of shaker style base and wall mounted units, stainless steel sink and drainer with mixer tap, 6 ring gas hob with stainless steel splash back and stainless steel extractor above. Eye level oven and grill, space for dish washer and fridge freezer, vinyl flooring, double glazed window and door to the rear, obscured double glazed window to the side, space for table and chairs.

From the living room, carpeted stairs lead to...

FIRST FLOOR LANDING

Fitted carpet, loft access, built in cupboard. Door into...

BEDROOM 1

14'8 x 8'8 (4.47m x 2.64m)

Fitted carpet, double glazed window to the front with distant sea views across to Godrevy Lighthouse, Recessed storage with hanging rail, radiator, built in wardrobe.

BEDROOM 2

11'3 x 8'8 (3.43m x 2.64m)

Fitted carpet, double glazed window to the rear, double glazed obscured window to the side, radiator, built in cupboard.

BEDROOM 3

10'7 x 6 (maximum measurement) (3.23m x 1.83m (maximum measurement))

Fitted carpet, double glazed window to the front with distant sea views, radiator and built in cupboard.

BATHROOM

8' x 6' (2.44m x 1.83m)

Bath with tiled surround, low level w/c, walk in shower with electric shower, hand rail and tiled surround, pedestal wash hand basin, vinyl flooring.

OUTSIDE

Gated access leads to a pathway with granite chipping to the side, which leads to the front door.

REAR GARDEN

To the rear of the property there is a spacious, paved area designed for low maintenance in mind, enclosed by walling and gated access to the side of the property.

There is a useful, outside utility room (5'10 x 5'10) with space and plumbing for a washing machine. Low level w/c obscured window to the side, power and light supplied, door to the front.

GARAGE / WORKSHOP

19'3 x 8 (5.87m x 2.44m)

Fitted with an up and over door, power and light supplied, space and plumbing for a washing machine and chest freezer. Double glazed window to the rear and pedestrian door to the side.

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

Electricity supply: Mains electricity

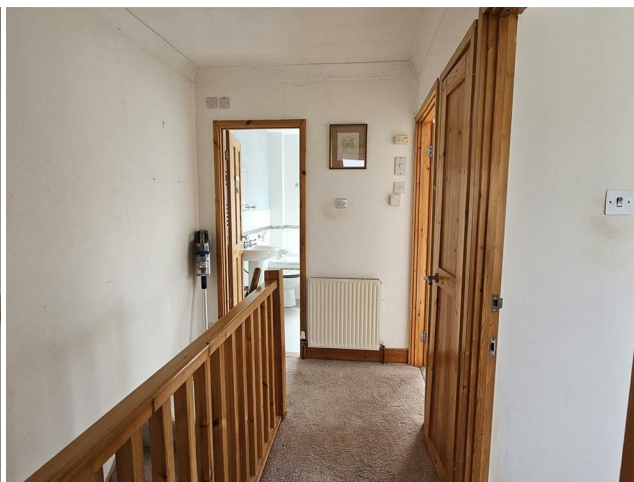
Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

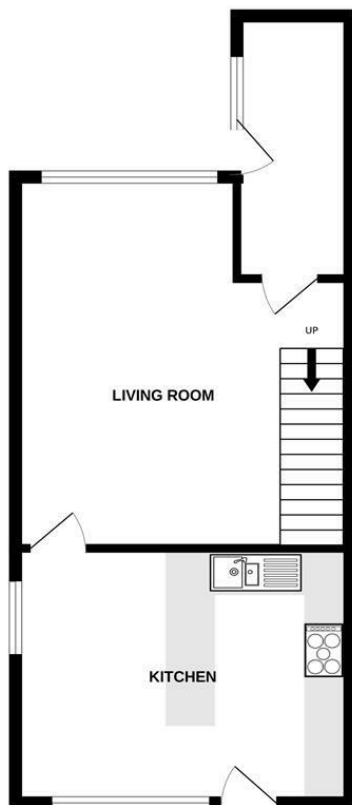


Sewerage: Mains
 Heating: Central heating
 Heating features: None
 Broadband: FTTC (Fibre to the Cabinet)
 Mobile coverage: O2 - Good, Vodafone - Good, Three - Great, EE - Great
 Parking: Communal and Garage
 Building safety issues: No
 Restrictions - Listed Building: No
 Restrictions - Conservation Area: No
 Restrictions - Tree Preservation Orders: None
 Public right of way: No
 Long-term area flood risk: No
 Coastal erosion risk: No
 Planning permission issues: No
 Accessibility and adaptations: Level access shower and Stairlift
 Coal mining area: No
 Non-coal mining area: Yes
 Energy Performance rating: Survey Instructed
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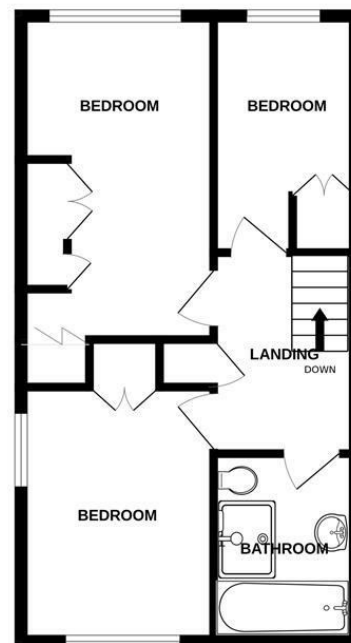


The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

GROUND FLOOR
464 sq.ft. (43.1 sq.m.) approx.



1ST FLOOR
427 sq.ft. (39.6 sq.m.) approx.



TOTAL FLOOR AREA : 890 sq.ft. (82.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

Directions To Property

From St Ives, proceed out of town towards Carbis Bay along the A3074, go over the roundabout at Tesco Supermarket and continue along the main road. Turn right at the Atlantic Hotel, continue up this road, taking the second right turn where the property will soon be seen on your right hand side.

Contact Us

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

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