



Garth-an-creet

St. Ives

TR26 2ER

£299,950

- END OF TERRACE HOME
- 3 BEDROOMS
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- PARKING
- ENCLOSED REAR GARDEN
- LARGE OFFICE/WORKSHOP
- IDEAL FAMILY HOME
- COUNCIL TAX - BAND B
- EPC - D63



 **Millerson**
millerson.com

Tenure - Freehold

Council Tax Band - B

Floor Area - 753.47 sq ft



Entrance

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

Reception Porch

laminated flooring. Glazed door opening into:

Reception Hall

Laminated flooring. Radiator. Carpeted stairs rising to the first floor landing. Wall mounted consumer unit. Door into:

Living Room

13'10 x 11'04 (4.22m x 3.45m)

Carpet. Radiator. Tiled fireplace with tiled surrounds and hearth and a gas fire inset with a wooden mantle above. Double glazed window to the front aspect. Understairs storage cupboard. Door into:

Kitchen Dining Room

15'00 x 10'08 (4.57m x 3.25m)

Carpet. Radiator. Wall mounted gas boiler. Double glazed door leading out to the rear garden with a double glazed window to the side. Base level units and drawers offering rolled edge worksurfaces above incorporating a composite sink drainer and 4 ring gas hob with extractor over and oven grill below. Recess below for a washing machine. Eye level units and display shelving. Double glazed window to the rear aspect.

Returning to the reception hall, there are carpeted stairs with handrail to side rising to:

Landing

Carpet. Linen cupboard. Hand balustrade. Loft access. Doors opening into:

Bathroom

Tiled flooring. Low level W/c with a concealed cistern. Vanity basin set into a unit with cupboard below. 'L' shaped bath with shower above of the mains and a separate shower hand attachment and a glazed shower screen to the side. Heated dual fuel ladder towel rail. Tiled splashbacks and surrounds.

Bedroom

10'04 x 8'00 (3.15m x 2.44m)

Exposed floorboards. Radiator. Fitted shelving and hanging space. Double glazed window to the rear aspect.

Bedroom

12'05 x 8'09 (3.78m x 2.67m)

Carpet. Radiator. Double glazed window to the front aspect. Fitted wardrobe offering shelving and hanging space.

Bedroom

7'03 x 5'10 (2.21m x 1.78m)

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

Outside

To the front of the property is an area of briquette garden with path and steps down to the front door. The path leads around to the side where there is gated access leading into the side garden area. The rear garden is accessed from the kitchen dining room and offers a patio area with lawn garden beyond with raised flowerbeds. To the rear of the garden is gated access. Located in the garden is:

Garden Room/Office

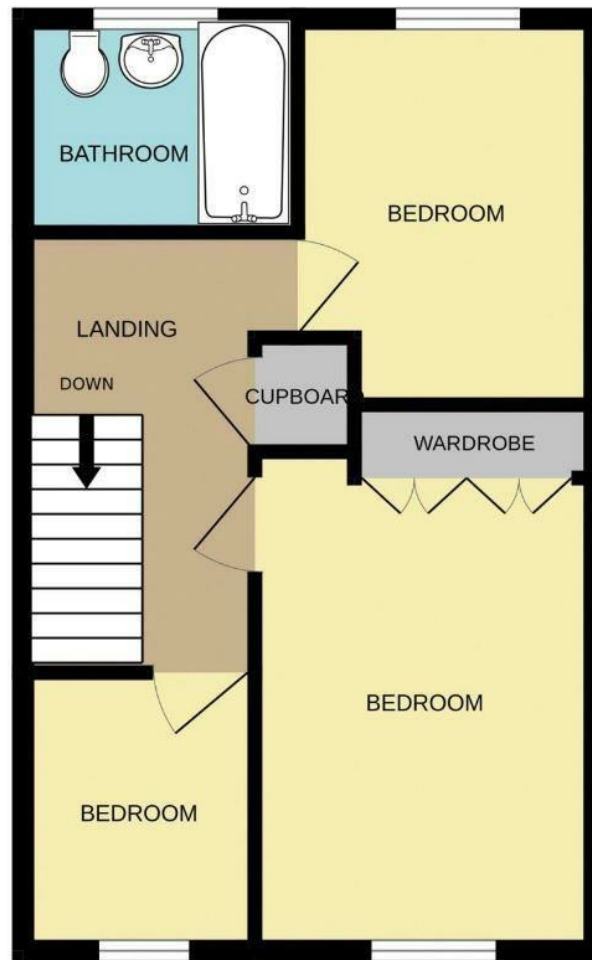
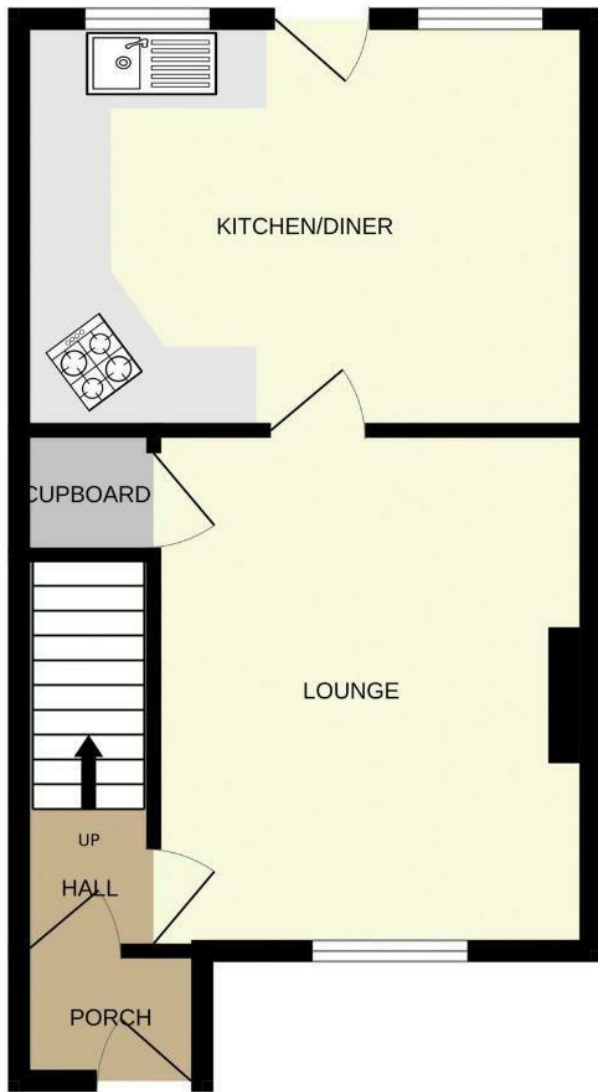
11'08 x 8'06 (3.56m x 2.59m)

This large fully insulated wooden constructed building offers 2 windows along with full power connected and electric under floor heating. Fitted desk and shelving. This space creates the ideal area for someone to work from home in or indeed subject to the relevant consents could create the ideal space for an independent teenager.

Garage

A single garage with a metal up and over door and power connected. The garage is adjoining the rear garden.





Directions To Property

Proceed up the Stennack. Upon reaching the Co op mini roundabouts continue straight over. Take the second turning right into Parc an Creet. Continue up the hill taking the first turning left proceed along the road and around the corner. Continue straight on into Garth an Creet where the property will be found on the left noted by the For Sale board.

Contact Us

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Valuation Request



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	