



2 CONSOLS HOUSE, CONSOLS, ST. IVES

NEW BUILD 2 BEDROOM HOME. LARGE OPEN GARAGE. BALCONY

This new build 2 bedroom property has been designed with light and space in mind. The southerly aspect to the rear has views over the neighbouring fields and the living room, with full width balcony, makes the most of this rural aspect. The property has been finished to a high standard with engineered wood floor with under floor heating in the living room/kitchen, stylish kitchen with integrated appliances, high pressure hot water system, and Upvc double glazed windows. There is a spacious garage area. This is a new property and is subject to the H2 Agreement and can not be holiday let. LOCATION AND OVERVIEW. Consols is in the higher part of St Ives and is convenient for the local schools and leisure centre. The fabulous beaches, restaurants, shops, galleries and Tate St Ives are also within easy reach. It is also gives easy access to Penzance, the coast road to Zennor, St Just and Lands End and the main A30.

£295,000

2 Consols House, Consols, St. Ives TR26 2HW



MAIN ENTRANCE

There is a front door to the front of the property shared with 3 Consols House. Stairs lead up to the first floor and the door to 2 Consols House is on the left.

ENTRANCE

Door opens to the open plan living room/kitchen.



LIVING ROOM/ KITCHEN 7.36m x 4.92m (24'2" x 16'2")

This is a wonderfully light and spacious room. Double patio doors to the rear aspect open up to a private balcony giving fabulous views over the neighbouring fields. Windows in the kitchen area to the front aspect. Engineered wood flooring. Under floor heating. Misting system to comply with fire regulations. Entry phone system. TV aerial points.



BALCONY 5.64m x 1.93m (18'6" x 6'4")

A private space with a southerly aspect and fabulous views over the surrounding countryside. Wood railings.



KITCHEN AREA

Stylish high gloss grey kitchen units. Inset 4 burner gas hob with cooker hood over, built in oven, integrated dishwasher and integrated fridge and freezer. Single drainer sink unit with mono bloc tap. Door to a storage cupboard with space and plumbing for a washing machine and housing the water tank for the over head misting system. Door to the inner hall.

INNER HALL

Window to the front aspect. Stairs to the upper floor landing.

LANDING

Light well. Door to the shower room and both bedrooms.



SHOWER ROOM 2.36m x 1.20m (7'9" x 3'11")

Window to the rear aspect with a view over the fields. Tiled floor. WC with built in cistern. Washbasin with cupboards under. Mirror and shaver socket. Walk in shower enclosure with mains shower with fixed rain head and slider rail attachment. Ladder style radiator. Extractor.

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BEDROOM 1 3.62m x 4.10m (11'11" x 13'5")

Window to the rear aspect with views over the fields. TV aerial point. Radiator.



VIEW FROM BEDROOM



BEDROOM 2 4.23m x 3.62m (13'11" x 11'11")

Window to the front aspect. Built in over stair storage cupboard. Cupboard housing the hot water tank. Loft hatch. TV aerial point. Radiator. Door to the en suite bathroom.

EN SUITE 2.33m x 1.16m (7'8" x 3'10")

Window to the front aspect. Tiled floor and part tiled walls. WC with built in cistern. Washbasin with cupboards under. Mirror and shaver socket. Bath with mains shower over and glass shower screen. Ladder style radiator. Extractor.



GARAGE L 7.39m x W 5.0m (L24'3" x W16'5")

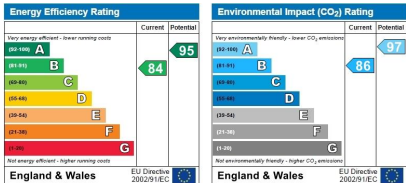
An open garage area. Cupboard housing the gas boiler.

AGENT'S NOTE

THIS IS A NEW PROPERTY AND IS SUBJECT TO THE H2 AGREEMENT AND MUST BE USED AS A MAIN HOME. IT CANNOT BE HOLIDAY LET. The road in front of Consols House is to be finished with brick paving.

TENURE

Leasehold



For clarification we wish to inform prospective purchasers that the sales particulars produced by this company should only be used as a general guide. We have not carried out a detailed survey, nor tested the services, or specific fittings. All measurements are approximate.

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