



3a Burrow Road, St. Ives, Cornwall TR26 1NU
Guide price £270,000



MATHER
PARTNERSHIP

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Situated in the historic Downalong in St Ives, this one bedroom flat in Burrow Road is in the heart of the old town and is ideally situated to walk to the beaches, galleries, shops and restaurants. This ground floor property is very well presented and is in good decorative order, it has an established holiday booking history with forward bookings and proven letting figures that are available on request, making it a perfect investment. This charming bolt-hole retains many of the cottages original features. Flexible accommodation includes a bi-fold door that may be closed to create a private bedroom or opened to create open plan living. There is a small sunny open courtyard to the front of the property. Viewing is highly recommended.



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Location

St Ives is renowned for being one of Cornwall's most popular destinations, which you can understand why with its breath-taking coastline. The four sandy beaches, wonderful coastal paths, Tate Gallery and cobbled streets that lead to the picturesque harbourside further enhance its popularity. The winding streets are filled with a plethora of quality restaurants, cafés, shops and galleries. St Ives is 7 miles away from Hayle and 8 miles away from Penzance which boasts the main Train Line to London Paddington and easy access onto the A30.

Accommodation

Open Plan Living Room/Kitchen/Diner- 4.01 x 3.42 (13'2 x 11'3)
Bedroom - 4.01 x 3.41 (13'2 x 11'2)
Shower Room

Leasehold Information

The share of the Freehold will be transferred to the purchaser upon completion. There is 960 years of the lease remaining.

Agents Note

Please note that due to bookings the property can only be viewed on Saturdays, ideally between 11.30-2.30pm.

Services

Mains electricity, water and drains. Underfloor heating throughout.

Harbour Picture

Please note that the picture of the harbour is not the view from the property and is a short stroll away from the property.

Council Tax Band - Exempt as currently SBRR.

Anti Money Laundering Regulations - Purchasers

It is a legal requirement that we receive verified ID from all buyers before a sale can be instructed. We will inform you of the process once your offer has been accepted.

Proof of Finances- Purchasers

Before agreeing a sale, we will require proof of your financial ability to purchase. We will inform you of what we require prior to agreeing a sale.

Broadband and Mobile Phone Coverage

To check the broadband coverage for this property please visit <https://www.openreach.com/fibre-broadband>. To check mobile phone coverage please visit <https://checker.ofcom.org.uk/>



25 Meneage Street, Helston, TR13 8AA

Tel: 01326 565016 | sales@thematherpartnership.co.uk | www.thematherpartnership.co.uk



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | 44 |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | |
| (81-91) B | | | 75 |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | 50 |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |