



14 Trevoise House St. Ives Road, Carbis Bay, TR26 2FZ

Guide price £169,950

Located in Carbis Bay, this modern top-floor flat presents an excellent opportunity for first-time buyers or savvy investors. The property boasts a well-designed open-plan living space, which seamlessly combines comfort and functionality. With one spacious double bedroom and a contemporary bathroom, this apartment is perfect for those seeking a cosy yet stylish home.

The location is particularly advantageous, providing easy access to both the stunning beaches of Carbis Bay and the vibrant town of St Ives, which is just a short bus ride away. For those who enjoy the convenience of local amenities, a shop is merely a stone's throw from your doorstep, ensuring that daily necessities are within easy reach.

Additionally, the property includes allocated parking for one vehicle, a valuable feature in this sought-after area. The flat's modern design and central location make it an appealing choice for anyone looking to embrace the coastal lifestyle that Cornwall has to offer. Whether you are looking to settle down or invest, this delightful apartment is not to be missed.



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Location

Carbis Bay, located near St Ives in Cornwall, is a picturesque seaside village known for its stunning crescent-shaped beach with golden sands and clear, calm waters. The area is perfect for families and those seeking tranquility, offering activities like paddle boarding and swimming. Carbis Bay gained international recognition when it hosted the G7 Summit in 2021. The South West Coast Path runs through the village, providing scenic walks to nearby attractions. Carbis Bay offers an excellent and well renowned junior school along with a number of quality restaurants and pub. There is a local Tesco supermarket. The internationally renowned Carbis Bay Hotel is located directly above the beach and now incorporates the famed Ugly Butterfly restaurant.

Accommodation

Communal Entrance
Communal Stairs Rising To The Apartments Front Door
Reception Hall
Open Plan Lounge Dining Room Kitchen
Double Bedroom
Bathroom

Parking

The apartment as an allocated parking space.

Services

Mains Electric, Water, Drainage and Gas.

Services Charges

Our client has advised us that the ground rent is £200 and the service charge is £1,020.

Lease Information

The lease is set over a 999 year basis with 984 years remaining at the time of writing the details.

Council Tax Band- A

What3Words

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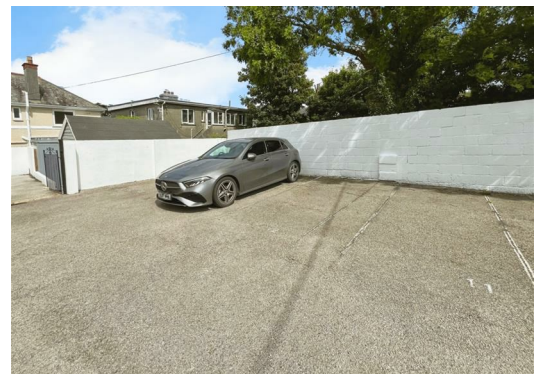
Anti Money Laundering Regulations – Purchasers

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

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.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92-100) A			(92-100) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

The Mather Partnership advises that whilst we endeavour to ensure that our sales particulars are accurate and they are produced in good faith, they are produced as a general guide only and do not constitute any part of a contract. If there is any aspect of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. No person in the employment of this company has any authority to give any representation of warranty in relation to the property. Please note that none of the services, appliances, heating, plumbing or electrical installations have been tested by the selling agent. Also, if double glazing has been mentioned, the purchaser is strongly advised to satisfy themselves as to the amount of double glazed units in the property.

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