



54 Carbis Bay Holiday Village, Laity Lane
Carbis Bay, TR26 3HW







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Charming 2-Bedroom Semi Detached Bungalow– Carbis Bay Holiday Village

Set within the sought-after Carbis Bay Holiday Village, this delightful semi detached bungalow offers a wonderful combination of comfort and convenience, perfect as a home for first time buyers, holiday retreat or investment.

The property features two well-proportioned bedrooms, a light and welcoming living space which opens through to the conservatory and a modern kitchen, all presented in good condition throughout. Outside, the bungalow benefits from private parking and an attractive garden ideal for relaxing or entertaining. A particularly versatile addition is the large shed, which is available via separate negotiation, currently set up as a home office, providing an excellent work-from-home solution or additional storage.

With its prime location just moments from the award-winning Carbis Bay beach and with easy access to St Ives, this property represents a fantastic opportunity to enjoy the very best of Cornwall's coast.



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Guide Price £229,500

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

Entrance

Utility Room

Kitchen

Dining Room through to the Lounge

Conservatory

2 Double Bedrooms

Family Bathroom

Parking

The is driveway parking to the front of the property for two to three cars

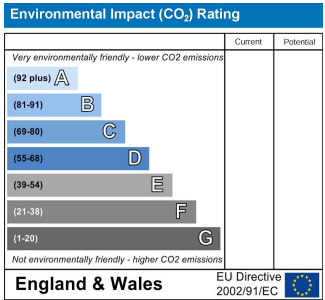
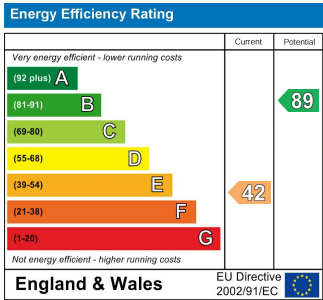
Outside

The garden surrounds the property and is enclosed by mature hedging and fencing and offers a good degree of privacy. To the rear is a decked garden which is accessed by the side path or via the double glazed doors from the master bedroom

Services

Main Water, Drainage and Electric. There is a gas connection to the property but this is not used.





Agents Note

The current vendor had had plans drawn up for the conservatory to be removed and single story extension be built. This has been approved by the council under permitted development Ref: PA23/00524/PREAPP.

Council Tax Band- A**What3Words**

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Anti Money Laundering Regulations – Purchasers

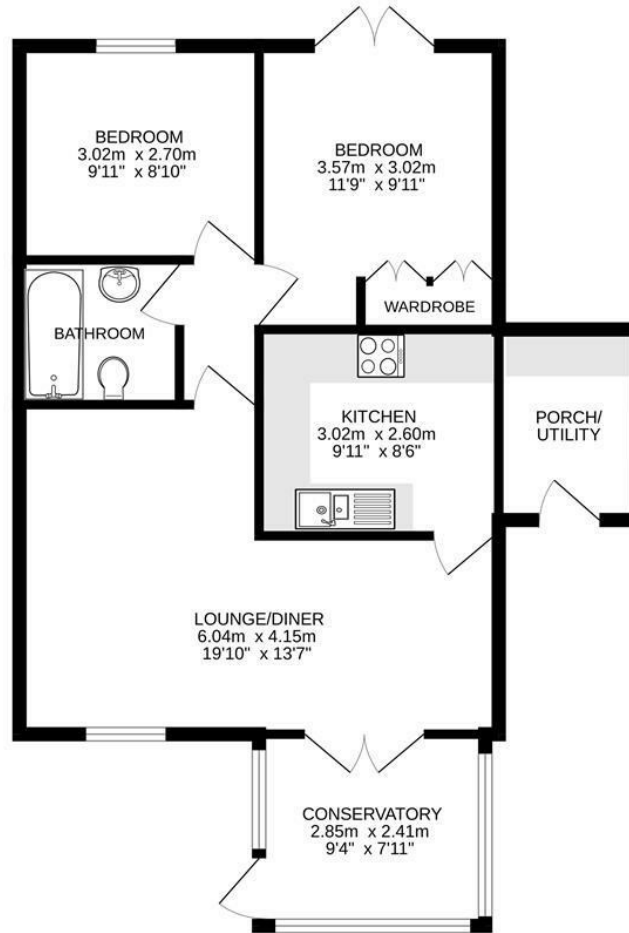
It is a legal requirement that we receive verified ID from all buyers before a sale can be instructed. We will inform you of the process once your offer has been accepted.

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.



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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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