

11 Little-In-Sight

St. Ives, TR26 1BD







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A spacious three bedroom semi detached home offering excellent potential, situated in a sought after location. The property is well laid out and, while in need of some updating, provides a fantastic opportunity for a new owner to add their own style and value.

The accommodation comprises a kitchen and dining area, a comfortable living room, three bedrooms, and a family bathroom. Outside, there is a generous garden to the rear and an additional garden area to the side, providing plenty of outdoor space for relaxing or entertaining.

Parking and storage are a real advantage here, with two garages, one being a convenient drive through garage with access directly into the garden, and another located within a nearby block.

In addition, the property benefits from a fully self contained two-bedroom annexe, perfect for multi generational living, guest accommodation, or as an income-generating rental opportunity.

Offering flexibility, space, and great potential, this property represents an exciting opportunity to create a lovely family home in a desirable area.



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Guide Price £450,000

Location

St. Ives - the dazzling jewel in Cornwall's crown. A picturesque fishing harbour and seaside town with a quartet of golden beaches. Voted best family holiday destination by Coast magazine and host to one of TripAdvisor's top 10 European beaches.

The town has a maze of narrow cobbled streets with independent shops, award winning cafés, restaurants, bars, fisherman's cottages and many wonderful galleries including the world renowned Tate.

For wider travel, St. Ives has easy access to the A30 and the main train line to Paddington is 3 miles away at St. Erth. Penzance is just up the road.

Accommodation

Entrance Hall

Lounge

Dining room

Kitchen

Bedroom

Bedroom

Bedroom

Family Bathroom

Annexe

Living/Kitchen/Diner

Bedroom

Bedroom

Bathroom

Garage

There is a drive through garage to the rear of the garden. There is also another garage which is part of a block of garages.

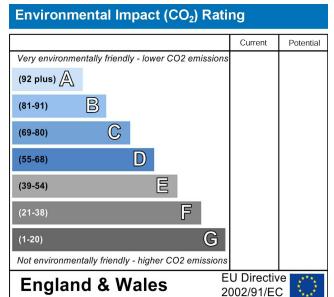
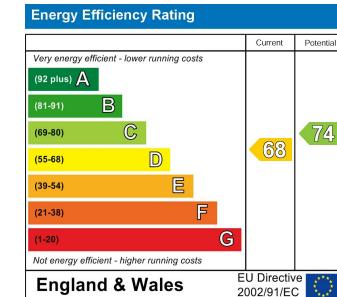
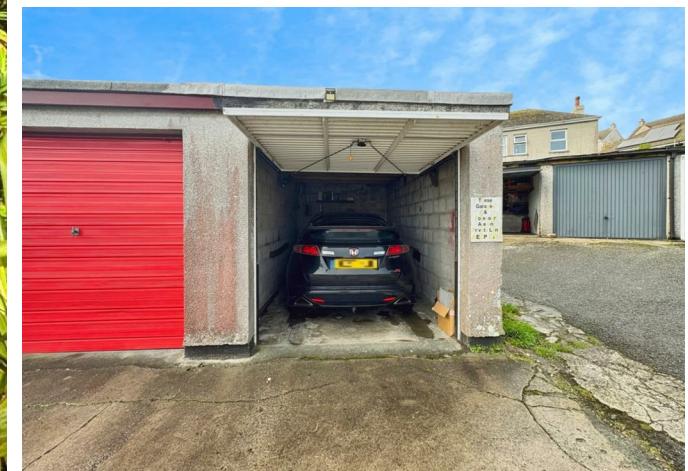
Parking

There is parking for a car in each of the garages, one garage is a drive though garage where you could create further parking if required.

Outside

There is a garden to the side and rear., which is a blank canvas ready to put your own stamp on.





Services

Mains water, electricity, mains drainage, and gas central heating. The annexe has electric heating.

Rights of Way

The clients have advised us that the neighboring property has a right of way over rear of the garden to get to their own garage.

This property also benefit from a right of way to access their own garage.

Council Tax Band- B**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

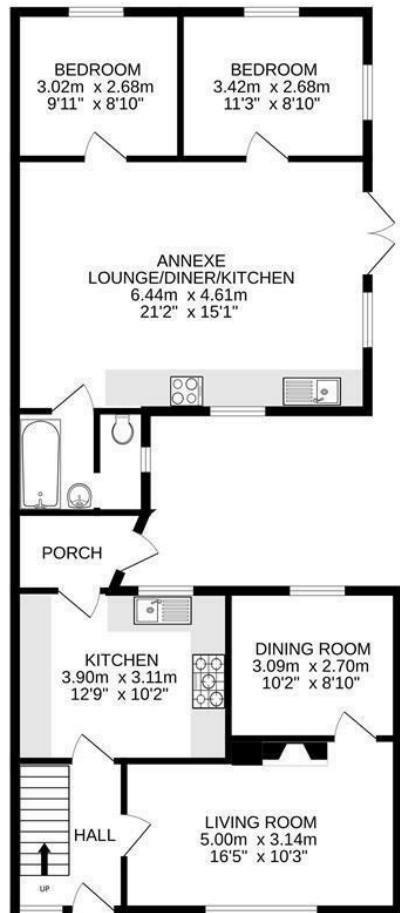
Before agreeing a sale, we will require proof of your financial ability to purchase. We will inform you of what we require prior to agreeing a sale.

Broadband & Mobile Phone Coverage

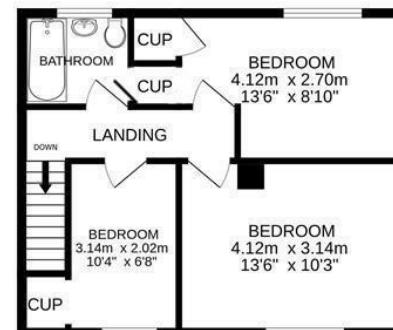
To check the broadband coverage for this property please visit <https://www.openreach.com/fibre-broadband>. To check mobile phone coverage please visit <https://checker.ofcom.org.uk/>



GROUND FLOOR



1ST 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 present or future efficiency can be given.

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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.

