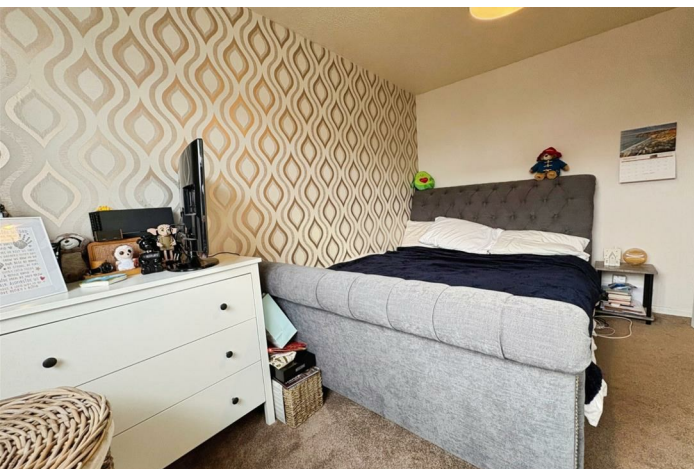




47 Porthia Road
St. Ives, TR26 2JB







47 Porthia Road St. Ives, TR26 2JB

Situated in a highly convenient location close to the school, rugby club and town centre, this three bedroom terraced house offers spacious and well balanced accommodation, making it an excellent opportunity for a first time buyer or a growing family.

The ground floor provides a welcoming living space where a large window allows natural light to flood in, creating a bright and comfortable environment. The kitchen diner offers plenty of storage and worktop space, making it both practical for everyday use and ideal for family meals or entertaining. To the first floor, the property features two double bedrooms and a single bedroom, offering flexible accommodation. A separate bathroom and toilet provide added convenience for family living and could easily be combined into one larger room if desired.

Externally, the property benefits from a low maintenance garden, perfect for those seeking outdoor space without the upkeep. A particular highlight is the off road tandem parking for two vehicles, a rare and valuable feature in St Ives.



The Mather Partnership, Offices in Helston & Hayle
Tel: 01326 565016 or 01736 804556 | hello@thematherpartnership.co.uk
| www.thematherpartnership.co.uk

Guide Price £230,000

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

Front Porch/Utility Room

Living Room
Kitchen/Diner
Stairs to Landing
Bedroom One
Bedroom Two
Bedroom Three
Bathroom
Separate Toilet

Parking

Off road tandem parking for two vehicles

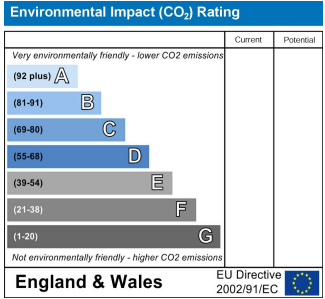
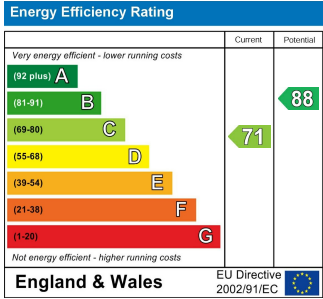
Outside

There is an enclosed low maintenance garden which is mainly gravelled.

Services

Mains water, drainage and electricity. Gas central heating.





Council Tax Band- B

What3Words

///snowstorm.tickling.announce

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

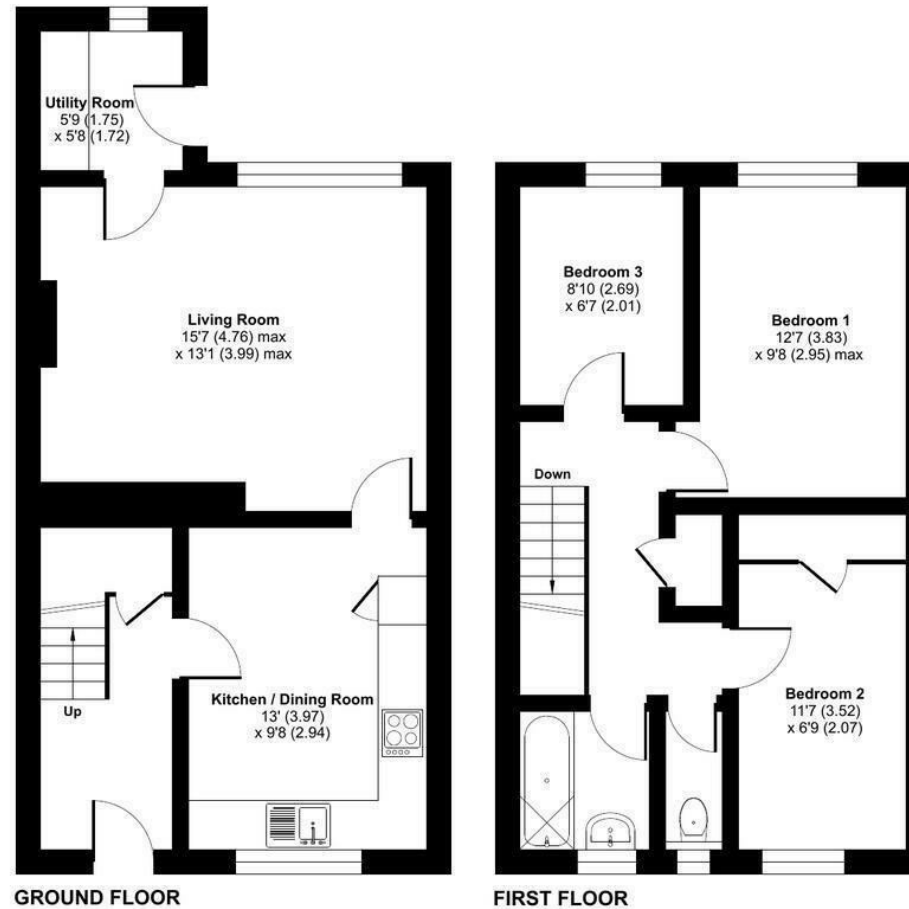
To check the broadband coverage for this property please visit <https://www.openreach.com/fibre-broadband>. To check mobile phone coverage please visit <https://checker.ofcom.org.uk/>



Porthia Road, St. Ives, TR26

Approximate Area = 872 sq ft / 81 sq m

For identification only - Not to scale



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.

