



47 Porthia Road
St. Ives, TR26 2JB





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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
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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

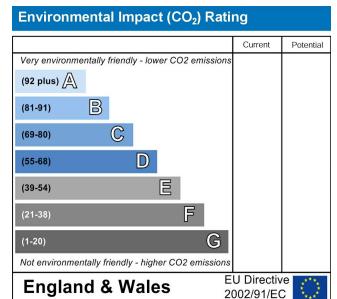
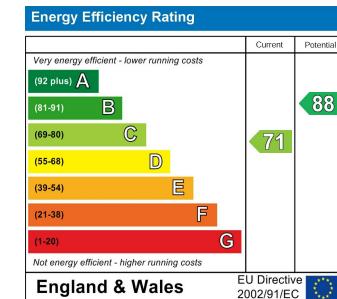
Outside

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

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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

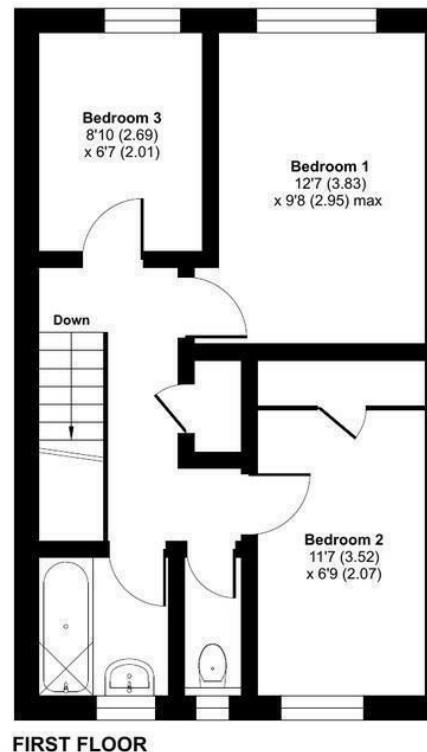
To check the broadband coverage for this property please visit <https://www.openreach.com/fibre-broadband>. To check mobile phone coverage please visit <https://checker.ofcom.org.uk/>



Porthia Road, St. Ives, TR26

Approximate Area = 872 sq ft / 81 sq m

For identification only - Not to scale



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