



Boskerris Road | Carbis Bay | St. Ives | TR26 2NG

Price Guide £900,000



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With views over St Ives Bay from the first floor, this generous 2 bedroom detached bungalow (156sqm) also has an attic bedroom and occupies a plot in the region of three quarters of an acre. The property could be refurbished and updated, or subject to planning consent, the plot could possibly be redeveloped. The property is accessed via a private driveway, located off is a single detached garage.

- Sea Views
- Private driveway
- Garage
- Three quarter acre plot
- Development or refurbishment project

Vestibule

Hallway

Bedroom

16'0" x 13'0" (4.88m x 3.98m)

Ensuite

8'9" x 6'5" (2.68m x 1.96m)

Bedroom

16'1" x 9'6" (4.91m x 2.92m)

Bathroom

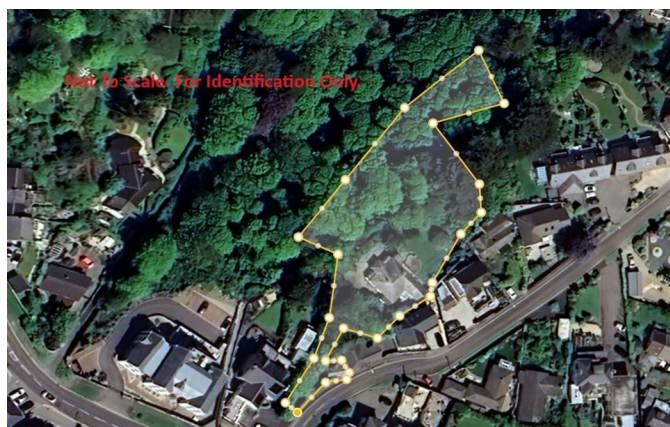
9'6" x 7'3" (2.90m x 2.22m)

Kitchen Area

9'8" x 9'9" (2.95m x 2.98m)

Dining Area

24'9" x 7'6" (7.56m x 2.31m)





Living room

19'2" x 10'5" (5.85m x 3.18m)

Sunroom

18'10" x 4'5" (5.75m x 1.36m)

Living Room

17'0" x 11'3" (5.19m x 3.44m)

Porch

10'5" x 5'2" (3.18m x 1.58m)

Giving access to the kitchen

Attic room

9'5" x 8'10" (2.89m x 2.70m)

Services

Gas central heating

Mains water, electricity and drainage.

Information

Tenure: Freehold

Council tax band: E

EPC: 27F

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008.

It should not be assumed that the property has all necessary planning, building regulation or other consents. Purchasers must satisfy themselves by inspection or otherwise and check any covenants immediately with their solicitor.

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. Measurements are a guide only. The Agent has not had sight of the title documents. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

ANTI-MONEY LAUNDERING REGULATIONS - Purchasers

It is a legal requirement that we receive verified identification from all buyers before a sale can be instructed. We ask for your cooperation on this matter to ensure there is no unnecessary delay in agreeing a sale. We will inform you of the process once your offer has been accepted.

PROOF OF FINANCE - Purchasers

Before agreeing a sale, we will require proof of your financial ability to purchase. Again, we ask for your cooperation on this matter to avoid any unnecessary delays in agreeing a sale and we will inform you of what we require prior to agreeing a sale





Ground Floor

Floor 1

Approximate total area⁹
1682.32 ft²
156.29 m²

Reduced headroom
26.9 ft²
2.5 m²

Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
62	27		

6 Churchtown
 St Agnes
 Cornwall
 TR5 0QW
 01872 552560
 stagnes@goundrys.co.uk
<https://www.goundrys.co.uk/>