

TIDDLES, AYR LANE

St. Ives, TR26 1JL

Price: £215,000



Tucked away in one of St Ives quieter little streets but still right in the heart of St Ives , opposite the world famous Barbara Hepworth museum and only 100 metres from the main shopping street and the harbour with all the independent shops and fine eateries that St Ives offers, is this charming and quaint one bedroom cottage currently being used as a very successful holiday let but would make a super small home for someone or even a low maintenance bolthole. Recently refurbished, this super property offers lounge / diner, compact but modern kitchen, large double bedroom and modern bathroom. Having a small outside space to the rear and place to sit to the front. Viewing is highly recommended. Currently being let through Cornish Escapes.





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Stable style front door leading into

LIVING ROOM 14' 6" x 7' 5" (4.41m x 2.25m)

Window to the front with window seat, wood flooring, stairs rising to the first floor, electric wall mounted radiator, TV point, power points, beamed ceiling, step up and door to

KITCHEN 5' 0" x 5' 9" (1.52m x 1.75m)

Compact kitchen with double glazed opaque window and door to the rear, worktop surface, 2 ring induction electric hob with electric oven under, space for fridge, fitted shelving, power points, beamed ceiling, complimentary tiling

FIRST FLOOR LANDING

Access to loft, doors to

BATHROOM 5' 0" x 6' 4" (1.52m x 1.94m)

Panelled bath with electric shower over, double glazed opaque window to the side, pedestal wash hand basin, close coupled WC, part tiled walls, stainless steel heated towel rail, built in storage cupboard

BEDROOM 13' 5" x 9' 4" (4.08m x 2.84m)

Great sized double bedroom with double glazed window to the front, wall mounted electric radiator, power points

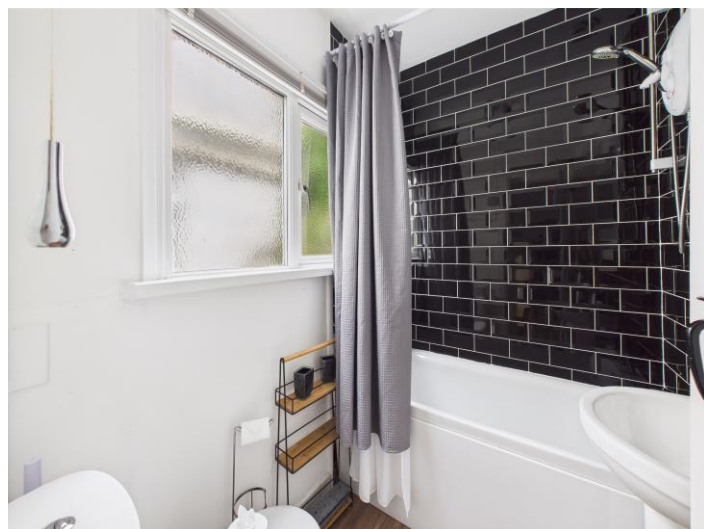
OUTSIDE

To the rear is a small courtyard with access to the rear of the property and to the front a lovely cobbled seating area

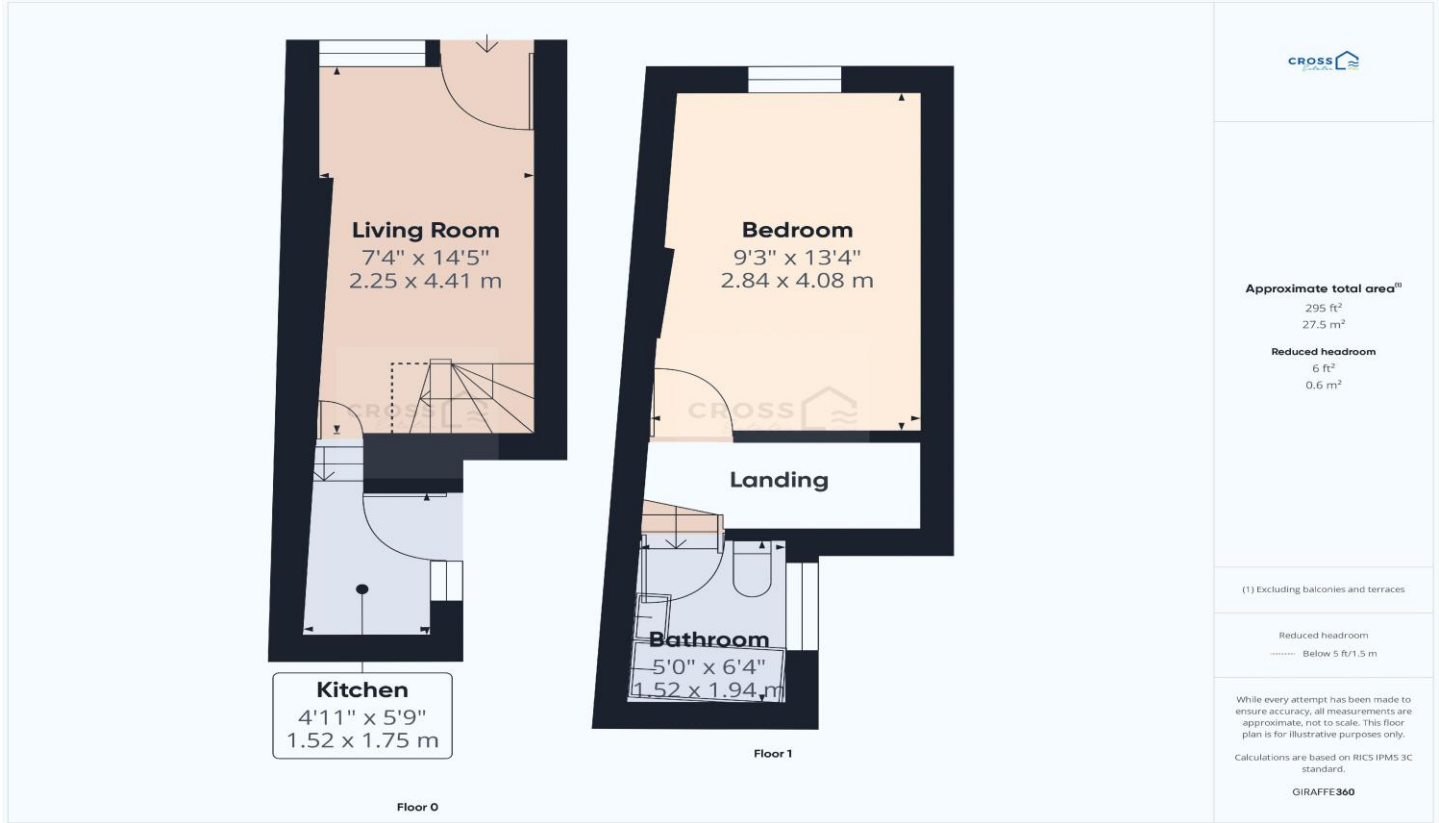
MATERIAL INFORMATION

Verified Material Information Council tax band: A Tenure: Freehold Property type: House Property construction: Standard form Electricity supply: Mains electricity Solar Panels: No Other electricity sources: No Water supply: Mains water supply Sewerage: Mains Heating: Room heaters only Heating features:

None Broadband: FTTC (Fibre to the Cabinet) Mobile coverage: O2 - OK, Vodafone - OK, Three - Good, EE - Good Parking: None Building safety issues: No Restrictions - Listed Building: No Restrictions - Conservation Area: St Ives Conservation Area Restrictions - Tree Preservation Orders: None Public right of way: No Long-term area flood risk: No Coastal erosion risk: No Planning permission issues: No Accessibility and adaptations: None Coal mining area: No Non-coal mining area: Yes Energy Performance rating: E All information is provided without warranty. Contains HM Land Registry data © Crown copyright and database right 2021. This data is licensed under the Open Government Licence v3.0. The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.



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