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Putting your home on the map

Rosewall Cottages, St Ives

£260,000

Freehold







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Property Introduction

Situated on the outskirts of the popular coastal town of St Ives, this three bedroom semi-detached home is being offered for sale with no onward chain. The property offers spacious and well presented accommodation having been updated, making it an ideal opportunity for buyers seeking a home in this sought-after coastal location. The accommodation comprises of a lounge, kitchen and bathroom on the ground floor and three bedrooms on the first floor.

Offering spacious accommodation, a convenient location and the benefit of a chain-free sale, this property would make an ideal permanent residence, or investment opportunity.

The accommodation can only truly be appreciated by an internal inspection and an early viewing is highly recommended.

Location

Rosewall Cottages is conveniently situated within the popular coastal town of St Ives, offering an excellent opportunity to enjoy the many attractions and amenities this picturesque Cornish seaside destination has to offer. The property is within easy walking distance of the town centre where one will find a wonderful selection of independent shops, galleries, cafés, traditional Public Houses and restaurants together with the famous Tate St Ives. The picturesque harbour and beautiful sandy beaches, including Porthminster and Porthmeor, are also readily accessible on foot making this an ideal location for enjoying seaside living.

St Ives is renowned for its stunning coastline, artistic heritage and charming cobbled streets, with a variety of coastal walks and water based activities available throughout the year. The property is also conveniently placed for local bus services and St Ives Railway Station, providing connections to the wider area. Combining a convenient town location with easy access to the beaches, harbour and vibrant local amenities, Rosewall Cottages offers the opportunity to enjoy all that St Ives has to offer.

ACCOMMODATION COMPRISES

Door opening to:-

HALLWAY
Staircase to first floor. Doors off to:-

LOUNGE 16' 2" x 11' 10" (4.92m x 3.60m) maximum measurements
uPVC double glazed windows to the front and rear. Carpeted wood flooring and two radiators. Door to:-

KITCHEN 9' 6" x 8' 6" (2.89m x 2.59m) plus doorway recess
uPVC double glazed window to the side and a uPVC double glazed door to the outside. Featuring a range of wall and base units and incorporating an inset stainless steel single drainer sink unit. Extractor fan and radiator.

BATHROOM
uPVC double glazed window to the side. Panel bath with shower over, low level WC, wash hand basin, extractor fan and radiator.

FIRST FLOOR LANDING
uPVC double glazed window to the rear. Doors off to:-

BEDROOM ONE 16' 3" x 8' 6" (4.95m x 2.59m) plus recess
uPVC double glazed window to the front and a uPVC double glazed window to the rear. Built-in storage, carpeted flooring and radiator.

BEDROOM TWO 11' 10" x 8' 0" (3.60m x 2.44m)
uPVC double glazed window to the front. Built-in storage with hot water cylinder, wooden flooring and radiator.

BEDROOM THREE 8' 6" x 7' 7" (2.59m x 2.31m)
uPVC double glazed window to the rear. Carpeted flooring and radiator.

OUTSIDE
To the rear of the property, there is a small courtyard with an air source heat pump and storage shed. Gated pedestrian access to the side.

SERVICES
Mains electricity, mains water and mains drainage.

AGENT'S NOTES
The Council Tax Band for this property is Band 'A'. Due to this property having a flat roof, those seeking a mortgage should check that their mortgage provider for suitability.

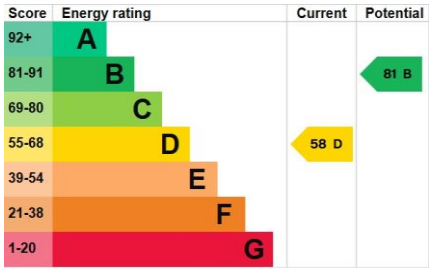
DIRECTIONS
From Hayle Roundabout, take the exit signposted St Ives (A3074). Continue along the A3074 passing through the village of Lelant and then onwards towards Carbis Bay. Continue along the coastal road passing Carbis Bay Beach and Carbis Bay Hotel before following the road downhill towards St Ives. As you approach St Ives, you will pass Tregenna Castle on your left. Continue towards the town, passing the St Ives Railway Station and following the road towards the town centre. At the mini-roundabout near the St Ives Leisure Centre, continue towards The Stennack. Follow The Stennack, passing the 'Co-op' and St Ives Theatre and continue towards the upper part of the town. If using What3words: customers.alien.waddle

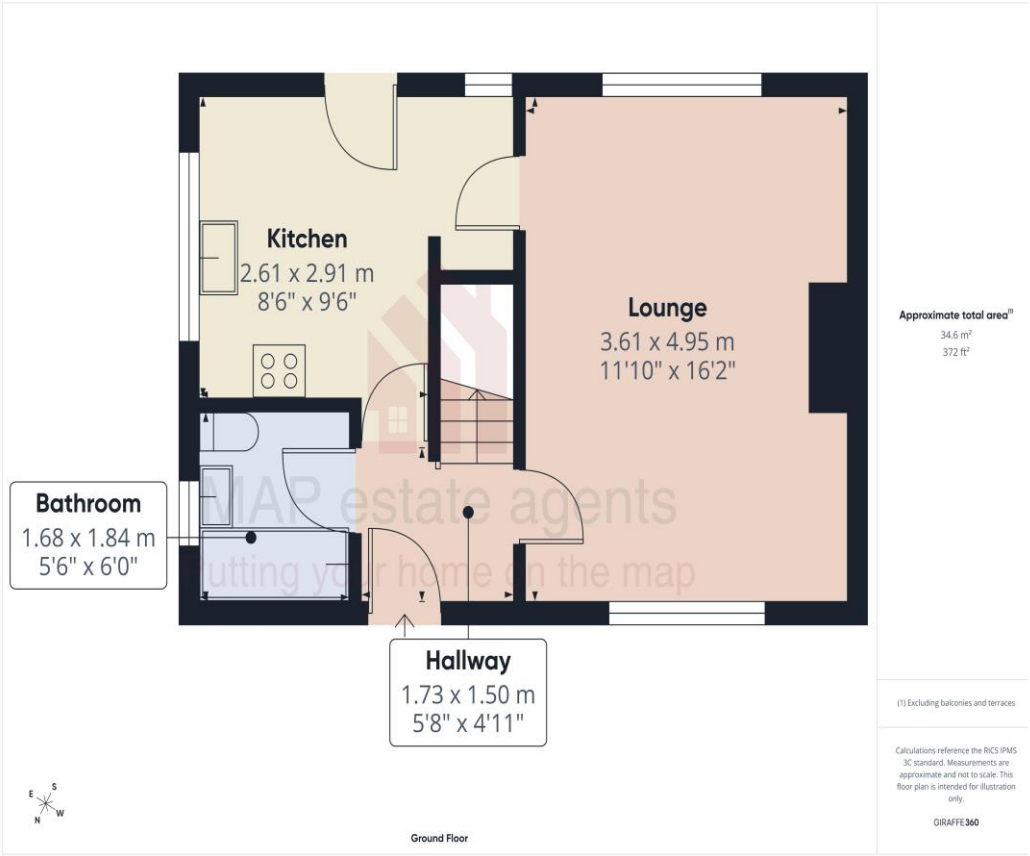














MAP's top reasons to view this home

- Three bedrooms
- Semi-detached house
- Chain-free sale
- Air source heating
- Central location
- Sea views
- Bathroom
- Separate kitchen
- Outside space
- Parking

sales@mapestateagents.com

01209 243333 (Redruth & Camborne)
01736 322200 (St Ives & Hayle)
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Gateway Business Park, Barncoose
Cornwall TR15 3RQ

www.mapestateagents.com

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