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**Porthia Road,
St. Ives**

**£240,000
Freehold**





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Property Introduction

This spacious terraced home offers most spacious accommodation with two reception rooms, kitchen and a utility on the ground floor with three bedrooms and the bathroom located upstairs.

The house is double glazed and warmed via gas central heating to radiators and with most generous gardens to the front and rear, we feel this makes a fantastic family home.

The house is competitively priced to sell and we urge you to view at the earliest opportunity to avoid disappointment.

The property has a restriction that it cannot be used as a holiday let.

OFFERED TO THE MARKET CHAIN FREE.

Location

St Ives is a historic town famed for its beaches like Porthmeor for surfing and family-friendly Porthminster, which sits alongside its famous art scene and stunning coastal walks with scenery that inspired Rosamunde Pilcher and Virginia Woolf, amongst others.

St Ives has a wide range of outdoor activities including surfing, paddle boarding, tennis and golf, to name a few. St Ives is a World-famous art scene and is home to The Tate, Barbara Hepworth Museum and Sculpture Garden, St Ives School of Painting, St Ives Arts Club, Leach Pottery and much more.

ACCOMMODATION COMPRISES

Covered porch and double glazed front door to :-

ENTRANCE HALL

Smoke alarm. Stairs rising to first floor. Door to :-

LIVING ROOM 17' 0" x 10' 5" (5.18m x 3.17m)

Fireplace with tiled hearth and surround housing living flame gas fire. Double glazed window to front and rear. Radiator.

DINING ROOM 10' 3" x 10' 3" (3.12m x 3.12m)

Fireplace with tiled hearth and surround housing gas fire. Double glazed window to front. Radiator. Door to :-

KITCHEN 10' 2" x 6' 4" (3.10m x 1.93m)

Fitted with a matching range of light wood effect wall and base cupboards with roll edge worksurfaces over. Space and plumbing for washing machine. Space for cooker. Double glazed window to rear. Stainless steel single drainer sink unit. Door to :-

UTILITY ROOM

Space for undercounter fridge and freezer. Double glazed windows to both sides. Door to rear garden. Understairs cupboard.

From entrance hall, stairs rising to:-

FIRST FLOOR LANDING

Smoke alarm. Double glazed window to rear. Access hatch to loft space. Doors to :-

BEDROOM ONE 13' 4" x 9' 9" (4.06m x 2.97m) maximum measurements

Two double glazed windows to front. Built-in wardrobe. Built in cupboard housing gas combination boiler. Radiator.

BATHROOM

Fitted with a white suite comprising paneled bath with electric shower unit over and pedestal wash handbasin. Obscure double glazed window to front. Radiator.

SEPARATE WC

Close coupled WC. Obscure double glazed window to front.

BEDROOM TWO 10' 5" x 7' 8" (3.17m x 2.34m)

Double glazed window to front. Radiator.

BEDROOM THREE 9' 1" x 7' 6" (2.77m x 2.28m)

Double glazed window to rear. Radiator.

OUTSIDE

To the front of the house there is an enclosed lawned garden with central path leading to the covered porch. The large enclosed rear garden is laid to lawn and has gated access on to the rear service lane.

SERVICES

Mains water, mains electricity, mains drainage and mains gas.

AGENT'S NOTES

Please be advised that the Council Tax band for this property is band 'B'. Please note, the property has a restriction to say that it cannot be used as a holiday let. There is a weekly estate charge of 65p per week to contribute towards the upkeep of the communal areas on the development.

DIRECTIONS

From Penbeagle Lane, turn left into Penbeagle Crescent which becomes Corva Road. At the top of Corva Road turn left into Porthia Road where the property can be found on your right hand side. If using What3words: guideline.officers.hobble

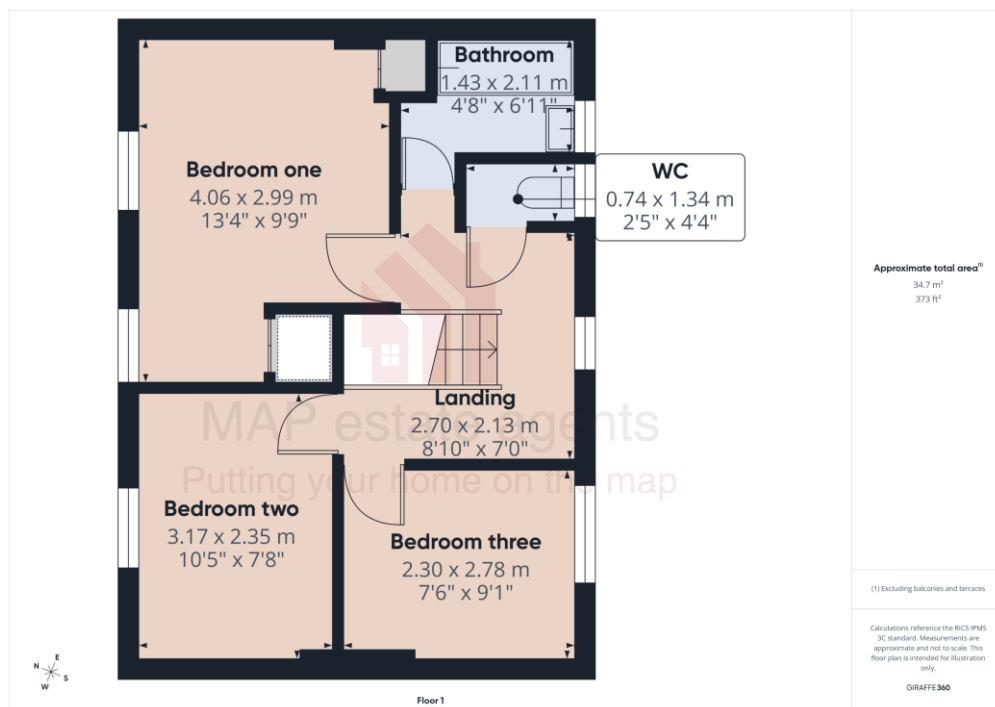
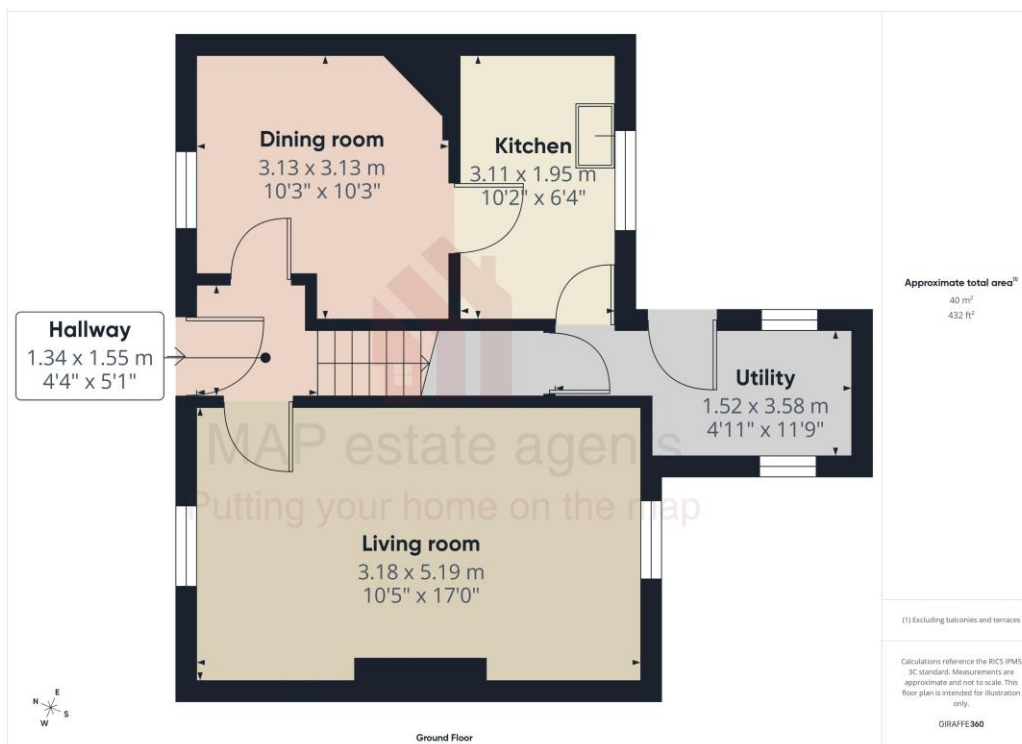


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



MAP's top reasons to view this home

- Spacious family home
- Two receptions
- Three bedrooms
- First floor bathroom
- Double glazed
- Gas central heating
- Gardens to front and rear
- No chain sale



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