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**Carnstabba Road,
St. Ives**

**£185,000
Freehold**





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Property Introduction

This well proportioned terraced home has gardens to both the front and rear and is offered to the market with NO ONWARD CHAIN.

Inside at ground floor level, there is a generous dual aspect lounge, spacious kitchen/diner and rear lobby/utility. Upstairs there are two double bedrooms and the family bathroom.

To the front there is a generous enclosed lawned garden with the rear garden being smaller but also laid to lawn.

The house is double glazed and warmed via gas central heating to radiators.

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

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

Double glazed panel door with matching side panel to:-

ENTRANCE PORCH

Laminate flooring. Door to:-

ENTRANCE HALL

Understairs storage cupboard. Radiator. Stairs rising to first floor. Doors to:-

LIVING ROOM 17' 1" x 11' 0" (5.20m x 3.35m)

Double glazed window to front and rear. Feature fireplace (currently blocked) with display shelf to side. Laminate flooring. Radiator.

KITCHEN/DINER 11' 1" x 9' 11" (3.38m x 3.02m)

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

REAR LOBBY

Space for fridge and freezer. Double glazed window to side. Glazed panel door to rear.

From entrance hall, dogleg stairs rising to:-

FIRST FLOOR LANDING

Double glazed window to front. Airing cupboard. Doors to:-

BEDROOM ONE 11' 2" x 11' 1" (3.40m x 3.38m)

Double glazed window to rear. Radiator.

BEDROOM TWO 11' 0" x 9' 10" (3.35m x 2.99m)

Double glazed window to rear. Radiator.

BATHROOM

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

SEPARATE WC

Fitted with a low level WC. Obscure double glazed window to front.

OUTSIDE

To the front of the property there is a most generous lawned garden with a range of mature trees and shrubs. To the rear there is a smaller lawned garden.

AGENTS NOTE

Council Tax band is band 'A'. The current service charge is 65p per week. There is a covenant in the title deeds that the property cannot be used for holiday letting.

SERVICES

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

DIRECTIONS

From Penbeagle Lane, turn left into Penbeagle Crescent which becomes Corva Road. At the top of Corva Road turn left into Porthia Road and then first right on to Carnstabba Road where the property will be found on the left hand side. If using What3words:- worthy.hats.hypocrite

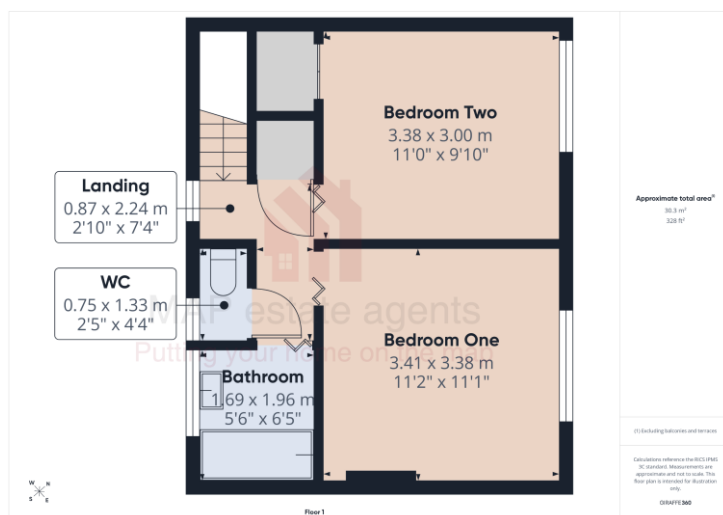
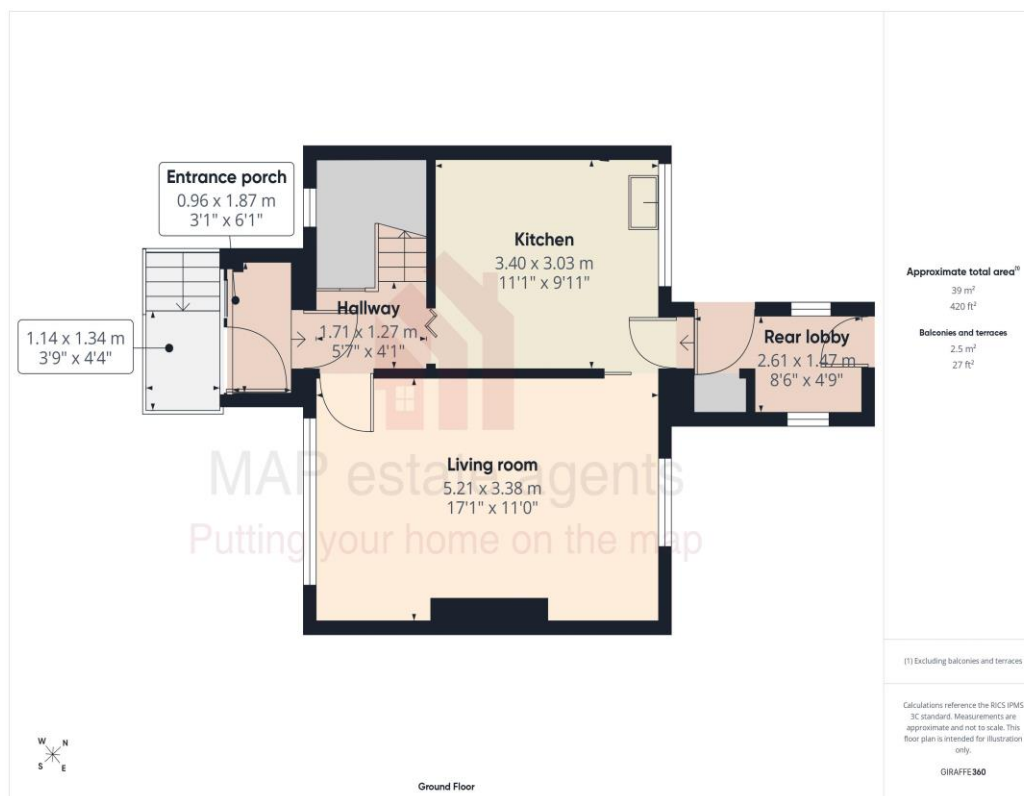


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	65	69
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



MAP's top reasons to view this home

- Generous lounge
- Kitchen/diner
- Rear lobby
- Two double bedrooms
- First floor bathroom
- Gas central heating and double glazing
- Gardens to front and rear
- No chain sale



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01736 322200 (St Ives & Hayle)
01326 702400 (Helston & Lizard Peninsula)

01736 322400 (Penzance & surrounds)
01326 702333 (Falmouth & Penryn)
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