

Porthia Road

St. Ives

TR26 2JB

Offers In The Region Of £285,000

- TWO BEDROOM FAMILY HOME
- SPACIOUS LIVING ACCOMMODATION
- POPULAR RESIDENTIAL LOCATION
- GOOD SIZE REAR GARDEN
- OFF ROAD PARKING
- GAS HEATED AND DOUBLE GLAZING
- WELL PRESENTED ACCOMMODATION
- A MUST SEE PROPERTY!
- EPC:C70
- SCAN QR FOR MATERIAL INFORMATION







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Tenure - Freehold

Council Tax Band - B

Floor Area - 711.00 sq ft


2


1


1


C70

PROPERTY DESCRIPTION

A very well presented two bedroom mid terraced family home situated within a popular residential location on the outskirts of St Ives.
The gas heated accommodation briefly comprises; lounge, kitchen/breakfast room and a separate utility room.
The first floor comprises, two double bedrooms and a family bathroom.
Outside, a driveway provides off road parking, whilst to the rear there is an enclosed garden, laid mainly to lawn with a useful block built storage shed.
Any internal viewing of this delightful family home is sure to impress!

LOCATION

Situated on the outskirts of St Ives, Porthia Road enjoys a peaceful, residential setting that feels comfortably removed from the bustle of the town centre, while still being within easy reach of its renowned harbour, beaches and amenities. The location offers an ideal balance—perfect for those seeking a quieter lifestyle without sacrificing convenience, with the centre accessible by a pleasant walk, short drive or local transport links. The nearby St Ives Bay Line provides a scenic rail connection to St Erth, where the mainline station offers direct services further afield, making it particularly appealing for commuters. The property is also well positioned for access to Hayle and Penzance, both offering a wider range of shops, services and transport connections.

THE ACCOMMODATION COMPRISES

(All dimensions are approximate and measured by LIDAR)

Entrance door opening into...

ENTRANCE VESTIBULE

Tiled flooring, step up and door leading into...

LOUNGE

Fitted carpet, carpeted stairs to first floor level, double glazed window to the front aspect, radiator, glazed door leading into...

KITCHEN / BREAKFAST ROOM

Fitted with a range of high gloss base and wall mounted units with wood effect roll top work surfacing over, stainless steel one and a half bowl sink and drainer with mixer tap, tiled splash back. Four ring gas hob with tiled splash back and stainless steel extractor above.
Breakfast bar with storage cupboards below, inset ceiling spot lights, double glazed French doors leading onto the rear garden. Space for dining table and chairs, heating radiator.

UTILITY ROOM

Tiled flooring, space for fridge freezer, washing machine and tumble drier. Wall mounted gas fired combination boiler. Double glazed window to the side.

From the lounge, a carpeted staircase leads up to...

FIRST FLOOR LANDING

Fitted carpet, built in cupboard, loft access, door leading into...

BEDROOM 1

Fitted carpet, built in storage cupboard, double glazed window to the front, radiator.

BEDROOM 2

Fitted carpet, double glazed window to the rear, radiator, built in storage cupboard.

FAMILY BATHROOM

Fitted with a white suite comprising; panel enclosed bath with electric shower above, tiled surround, obscured double glazed window to the rear, wall mounted extractor fan.
Low level w/c with push button flush, pedestal wash hand basin, radiator, tiled flooring, built in storage cupboard.

OUTSIDE

To the front of the property there is a tarmac driveway providing off road parking, with steps leading to the front door.

REAR GARDEN

The rear garden in laid mainly to lawn, enclosed by fencing, there is a wooden decked area with space for table and chairs.
Block built storage shed and gated access to the rear leading onto a shared footpath.

SERVICES

Mains electricity, gas, water and drainage.
The property is heated via a gas fired boiler located in the kitchen.

DIRECTIONS

At the Tempest mini roundabout in Lelant, take the first exit towards Lelant Downs. Follow the road, passing the John Fowler holiday village on the right hand side and continue for approximately 2 miles. You will then pass The Balnoon Inn on your right. At the next junction, turn right towards St Ives.. Proceed through the village of Halsetown on the B3311. Follow the road bearing right onto the B3306. Continue on Higher Stennack heading into St Ives. Take the next turning on your right between the fire station and Leach Pottery.
Continue up Penbeagle Lane and follow the road until you get to Porthia Road. The property will soon be seen on your right hand side.

MATERIAL INFORMATION

Verified Material Information

Costs and tenure
Tenure: Freehold
Council tax band: B
EPC rating: C







The building
Mid-terrace house, standard construction
2 bedrooms, 1 bathroom, 1 reception
Accessibility adaptations: None

Services
Mains electricity
Mains water
Mains foul drainage
Mains surface water drainage
Mains gas central heating
Heating features: Double glazing
Broadband: FTTP (Fibre to the Premises)
Mobile coverage: O2 great, Vodafone great, Three ok, EE good
Parking: Driveway
Not in a controlled parking zone
No disabled parking available

Risks and restrictions
Not a listed building
Not in a conservation area
No tree preservation order
Non-coal mining area: yes
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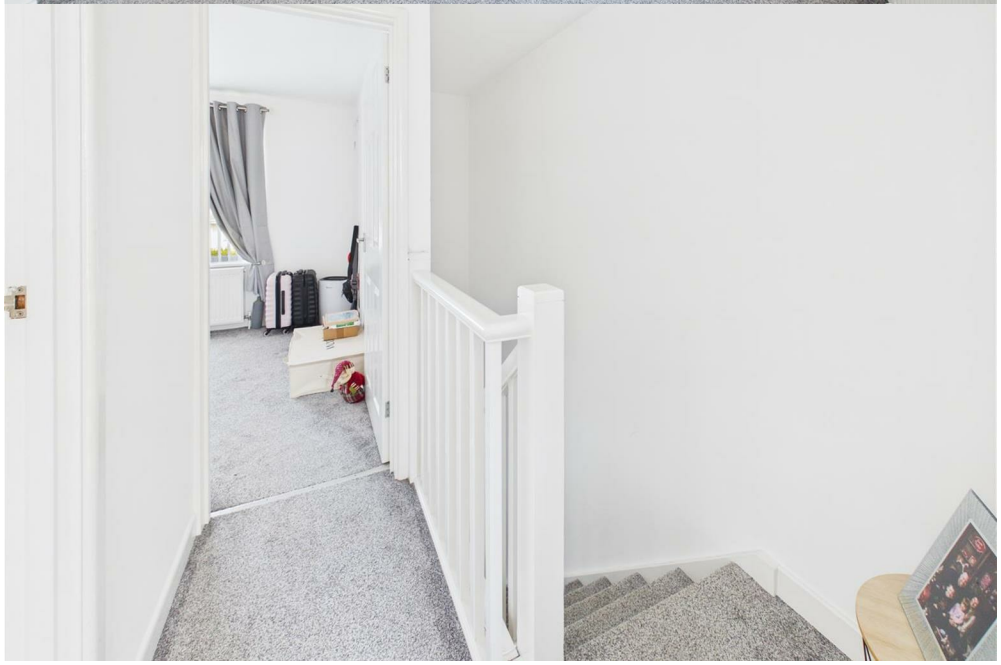
The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.









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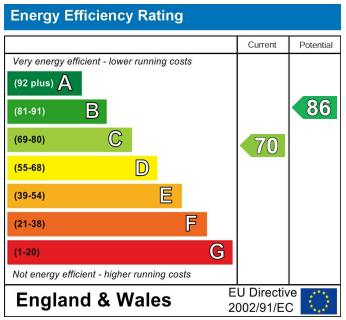

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