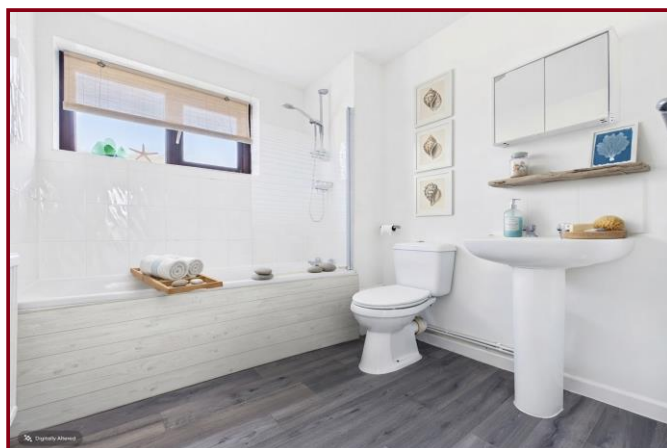




MAP estate agents
Putting your home on the map

**Headland Road,
Carbis Bay, St. Ives**

**£270,000
Freehold**





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Property Introduction

Offered for sale chain free, this modern end terraced house has recently been redecorated and fitted with new floor coverings. Ideal as a family home or for rental purposes.

There are three bedrooms and a bathroom on the first floor. The entrance porch gives access to the lounge and from here there is a fitted kitchen/diner.

Fully double glazed there is a gas central heating system.

Located within a small cul-de-sac of similar properties, one will find parking to the front of the property, the front garden is lawned with mature shrubs and to the rear is an enclosed courtyard which is largely paved.

The Carbis Bay and St Ives conurbation is a popular residential area and attracts both local and out of county buyers. Viewing our interactive virtual tour is strongly recommended prior to organising a viewing.

Location

Headland Court is situated within three hundred metres of the Carbis Bay Railway Station which connects with St Ives and the mainline station of St Erth and there is also access on to the beach at Carbis Bay and pedestrian access through to St Ives. Carbis Bay is a beautiful seaside destination in Cornwall, renowned for its stunning turquoise waters, sandy beach and breath taking coastal scenery. Surrounded by dramatic coastline, it offers a peaceful escape for relaxing beach days, scenic coastal walks. Just a short distance from St Ives, Carbis Bay combines natural beauty with a seaside atmosphere, making it the perfect destination for couples, families and anyone looking to make the best of Cornwall's coast.

The road infrastructure means the A30 is less than two and a half miles away whilst the branch line railway link to St Erth gives connections directly through to Penzance or London Paddington and the north of England. Penzance is the nearest major town and here one will find an eclectic mix of local and national shopping outlets, a lovely harbourside environment with marina and there is a direct ferry link to the Isles of Scilly. Truro, the county town for Cornwall, is within twenty five miles and Falmouth on the south coast, which is Cornwall's university town, is within a similar distance.

ACCOMMODATION COMPRISES

uPVC double glazed door opening to:-

ENTRANCE PORCH

uPVC double glazed windows to front and side. Quarry tiled floor and door to:-

LOUNGE 15' 3" x 12' 7" (4.64m x 3.83m) maximum overall measurements

uPVC double glazed window to the front. Stairs to first floor and two radiators. Door to:-

KITCHEN/DINER 15' 5" x 7' 10" (4.70m x 2.39m) maximum measurements

uPVC double glazed door with side panel and uPVC double glazed window to rear. The kitchen area is fitted with a range of eye level and base units having adjoining roll top edge working surfaces and incorporating an inset stainless steel single drainer sink unit with mixer tap. Space and plumbing for automatic washing machine. Gas cooker point and 'Weissman' gas combination wall mounted boiler. Radiator.

FIRST FLOOR LANDING

A central landing with access to loft space. Doors open off to:-

BEDROOM ONE 10' 10" x 8' 8" (3.30m x 2.64m) maximum measurements

uPVC double glazed window to the rear. Radiator.

BEDROOM TWO 9' 8" x 7' 10" (2.94m x 2.39m)

uPVC double glazed window to the front. Radiator.

BEDROOM THREE 7' 0" x 6' 3" (2.13m x 1.90m) L-shaped, maximum measurements

uPVC double glazed window to the front, radiator and over stairs storage cupboard. This room would be ideal for use as a home office if desired.

BATHROOM

uPVC double glazed window to the rear. Fitted with a pedestal wash hand basin, close coupled WC and panelled bath with plumbed shower. Part ceramic tiling to walls. Radiator.

OUTSIDE FRONT

To the front of the property there is an open plan lawned garden with mature shrubs and parking is available in a bay for one vehicle.

REAR GARDEN

The rear garden is enclosed in a courtyard style with paving and has an external water supply. Pedestrian access out on to side access.

SERVICES

The property benefits from mains water, mains gas, mains electric and mains drainage.

AGENT'S NOTES

Please be advised the property is band 'C' for Council Tax purposes. Please note, some of the rooms has been furnished with the use of CGI. Please note, our lettings team advise the rental income figure this property could achieve is in the region of £1250 - £1300 pcm.

DIRECTIONS

From Tesco St Ives head out of St Ives town along the A3047 towards Carbis Bay and Lelant. After 0.7 miles on turn left into Porthreptor Road towards Carbis Bay Beach and the railway station. Take the fork right into Headland Road and then next right into Headland Court where the property will be identified on the left hand side by our For Sale Board. If using What3words:- reddish.highbrow.roaming

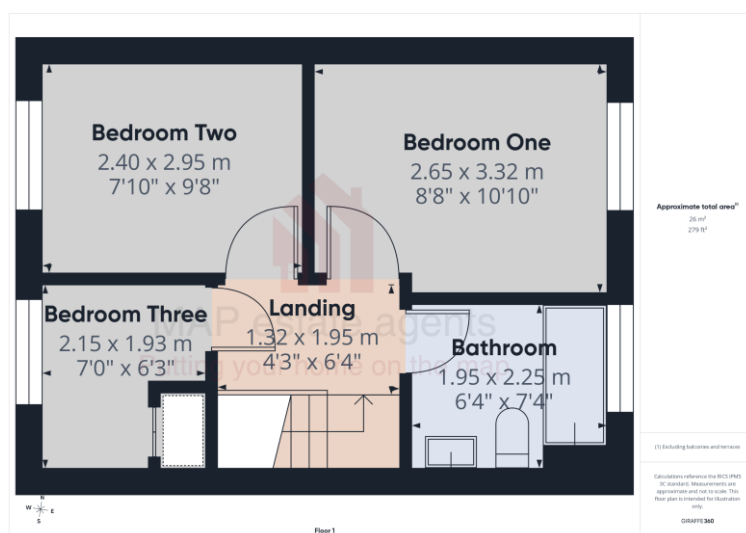


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
72		79
England & Wales		
EU Directive 2002/91/EC		



MAP's top reasons to view this home

- Chain free sale
- Modern end terrace house
- Three bedrooms
- Lounge
- Kitchen dining room
- Gas central heating
- uPVC double glazing
- Enclosed rear courtyard
- Parking
- Sought after coastal village location



01209 243333 (Redruth & Camborne)
01736 322200 (St Ives & Hayle)
01326 702400 (Helston & Lizard Peninsula)

01736 322400 (Penzance & surrounds)
01326 702333 (Falmouth & Penryn)
01872 672250 (Truro)

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