



53 Polwithen Drive, Carbis Bay,
St. Ives, Cornwall, TR26 2SP









53 POLWITHEN DRIVE, CARBIS BAY, ST. IVES, CORNWALL, TR26 2SP

£315,000 FREEHOLD

*** SEMI-DETACHED DORMER BUNGALOW ***

*** TWO / THREE BEDROOMS * LIVING ROOM ***

*** DINING ROOM / THIRD BEDROOM * KITCHEN * FAMILY BATHROOM ***

*** CAR PORT * PAVED AND DECKED REAR GARDEN WITH SHED / WORKSHOP ***

*** EPC = C * COUNCIL TAX BAND = B * APPROXIMATELY 83 SQUARE METRES ***

Offered to the market in good decorative order throughout is this three bedroom semi-detached dormer bungalow. The accommodation comprises a living room, kitchen, two bedrooms and bathroom on the ground floor. On the first floor there is a further bedroom/office space. Externally there is a good size garden to the rear laid to patio and decking with a good size shed/workshop. To the front there is a covered car port. We would highly recommend an early appointment to avoid disappointment.

DOUBLE GLAZED DOOR TO:

ENTRANCE HALL: Built in cupboard housing the boiler, thermostat.

LIVING ROOM: 24' 8" x 9' 10" (7.52m x 3.00m) Double glazed windows to the front and side, double glazed double doors to the rear, two radiators, panelled feature wall, stairs rising.

KITCHEN: 10' 6" x 8' 10" (3.20m x 2.69m) Range of base and wall mounted units, built in AEG oven and microwave, inset hob with extractor hood over, inset single bowl stainless steel sink unit with mixer tap and drainer, slimline dishwasher, plumbing for washing machine and fridge, double glazed window and door to the rear.

BEDROOM ONE: 10' 3" x 8' 6" (3.12m x 2.59m) Range of built in wardrobes with sliding doors, radiator, double glazed window to the rear. Opening to:

WALK IN WARDROBE: 7' 2" x 3' 4" (2.18m x 1.02m)

BEDROOM TWO / DINING ROOM: 11' 2" x 10' 4" (3.40m x 3.15m) Double glazed window to the front, radiator.

BATHROOM: 8' 3" x 5' 6" (2.51m x 1.68m) Modern suite comprising tiled bath with shower over and glazed screen, low level w.c., pedestal wash hand basin, heated towel rail, extractor fan, double glazed window to the front.

FIRST FLOOR: Door to:

BEDROOM THREE: 12' 5" x 6' 11" (3.78m x 2.11m) Velux window to the rear, storage into eaves, radiator.

OUTSIDE: To the front of the property there is a covered car port. To the rear there is a good size garden laid to patio and decking with fence boundaries, access to the side and a shed/workshop with power and light.

SERVICES: Mains water, gas, electricity and drainage.

AGENTS NOTE: We checked the phone signal with EE which was good. The property is constructed of block under a concrete tiled roof. We understand from Openreach.com that Ultrafast Full Fibre Broadband (FTTP) should be available to the property.

DIRECTIONAL NOTE: Via What3Words: ///outlawing.song.ambushes

MARSHALL'S PARK LANE OFFICE: 0207 0791476

LOCAL AUTHORITY: Cornwall Council, St. Johns Hall, Alverton Street, Penzance, Cornwall, TR18 2QW TEL (0300

1234171)

ANTI MONEY LAUNDERING REGULATIONS: It is a legal requirement that we receive verified I.D. from all buyers before a sale can be instructed. We ask for your cooperation on this matter to ensure there is no unnecessary delay in agreeing a sale. We will inform you of the process once your offer has been accepted.

PROOF OF FINANCE: Before agreeing a sale, we will require proof of your financial ability to purchase. Again, we ask for your cooperation on this matter to avoid any unnecessary delays in agreeing a sale and we will inform you of what we require prior to agreeing a sale.

For clarification we wish to inform the prospective purchaser(s) that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances, and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are any important matters, which are likely to affect your decision to buy, please contact us before viewing this property.

Penzance
01736 360203

Mousehole
01736 731199

Carbis Bay
01736 795040

Camborne
01209 715672

Hayle
01736 756627

Lettings
01736 366778



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