

CHY-BOLEIGH ALBERT ROAD

St. Ives, TR26 2EH

Price: £375,000



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ESTATES**

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A spacious property enjoying superb sea and coastal views across Porthminster Beach, offering excellent potential and an exciting opportunity for purchasers looking to update and create a home to their own taste. Chy Boleigh occupies a wonderful position and offers well-proportioned accommodation together with fantastic sea and coastal views across Porthminster Beach and St Ives Bay. The property is now in need of general updating and modernisation, giving the next owner an excellent opportunity to improve and personalise the accommodation while taking full advantage of its location and outlook. The accommodation comprises two bedrooms, bathroom, hallway, a particularly spacious first-floor living room, kitchen and useful covered rear yard. Outside is a tiered front garden with patio/seating area.





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DESCRIPTION

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BEDROOM

Entered at the front of the property, with window to the front. Built-in wardrobe providing hanging space and shelving. Power points.

BEDROOM

Window to the front, electric wall-mounted heater, power points and useful recessed shelving.

BATHROOM

Fitted with a suite comprising low-level WC, wall-mounted wash hand basin and panelled bath. Heated towel rail.

HALLWAY

With useful built-in storage cupboards and wooden staircase rising to the first floor.

LOUNGE

A fantastic-sized living room and undoubtedly one of the main features of Chy Boleigh. Windows to the front take full advantage of the superb sea and coastal views across

Porthminster Beach and St Ives Bay, providing a wonderful outlook from the main living space. Night storage heater, fireplace with electric fire inset, ample power points, door to the kitchen and further door giving access to the covered yard.

KITCHEN

Fitted with a range of eye and base-level units with worktop surfaces over. Stainless steel sink unit and drainer, space for electric cooker and space for under-counter fridge. Water heater, power points and window to the side.

COVERED YARD

A useful additional space with polycarbonate roof, electric meter/consumer unit and door giving access to the rear. Ideal for drying and general storage.

OUTSIDE

FRONT GARDEN To the front is a tiered garden, approached via steps and incorporating a patio/seating area, providing useful outside space from which to enjoy the property's coastal setting.

MATERIAL INFORMATION

Verified Material Information ## Costs and tenure Tenure: Freehold Council tax band: C EPC rating: Survey Instructed ## The building Mid-terrace house, standard construction Accessibility adaptations: None No spray foam insulation ## Services Mains electricity Mains water Mains foul drainage Mains surface water drainage Heating: None Heating features: None Broadband: None Parking: None 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 Title register restrictions (CL313604): - The property is subject to restrictive covenants (binding promises not to do certain things) contained in a document from 1981. These rules limit how the owner can use the part of the land shaded

pink on the title plan. - The owner does not own the minerals more than 10 fathoms below the surface, and the ground must not be disturbed to reach them. - A legal document from 2014 includes specific rules regarding light and air, and excludes certain automatic legal rights that might otherwise apply when land is transferred. Non-coal mining area: yes All information is provided without warranty. Contains HM Land Registry data © Crown copyright and database right 2021. This data is licensed under the Open Government Licence v3.0. 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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