

FLAT 6, TREWARTHA CLOSE

Carbis Bay, St. Ives, TR26 2TG

Price: £182,000



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Flat 6 Trewartha Close is a ground floor 2 double bedroom flat offering private parking, courtyard garden, situated in a quiet cul-de-sac close to St Uny School and children's park/playground, the current vendor bought the property as a first time buyer with a young family so it would be perfect for someone with a starting out or someone looking to downsize to a quiet area. Viewing is highly recommended to fully appreciate. For material information please use Qr code in photos.





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FRONT 7' 7" x 3' 11" (2.32m x 1.19m)

UPVC double glazed door opening into an open entrance area with floor to ceiling UPVC double glazed windows with obscure glass on the bottom, laminate flooring and small step down into the Lounge Diner.

LOUNGE/DINER 17' 9" x 11' 5" (5.40m x 3.489m)

UPVC floor to ceiling double glazed window to the front elevation with obscure glass to the bottom, laminate flooring, ceiling light x 2, cupboard housing the electric consumer unit, BT point, power points, door to bedroom 2, Rointe electric radiator, storage cupboard, open to hallway with doors to bathroom, bedroom 1 & kitchen.

BEDROOM 1 8' 10" x 12' 8" (2.694m x 3.865m)

UPVC floor to ceiling double glazed window to the front elevation inbuilt wardrobe with shelving, power points, TV point, carpet, electric Rointe radiator and ceiling light.

BEDROOM 2 7' 7" x 11' 1" (2.316m x 3.376m)

UPVC double glazed window to the rear elevation, carpet, inbuilt shelving, power points and ceiling light.

BATHROOM

Obscure paneled glass door opening into Bathroom, Fully tiled walls and floor, close coupled WC with push button flush, wall hung wash hand basin with mixer tap over, tiled paneled bath with H & C taps and electric Mira shower over, electric ladder style radiator, spotlights, wall light and extractor fan, cupboard housing the immersion tank with inbuilt shelving.

KITCHEN 8' 9" x 7' 5" (2.656m x 2.273m)

UPVC double glazed window to the rear elevation, UPVC half double glazed door opening to the rear courtyard. Kitchen comprises of a range of base and eye level units with laminate worktops, stainless steel single drainer sink with mixer tap over, integrated electric oven with tiled splash back and stainless steel

extractor over, space and plumbing for washing machine and fridge freezer, tiled floor, spotlights, power points and shelving.

COURTYARD

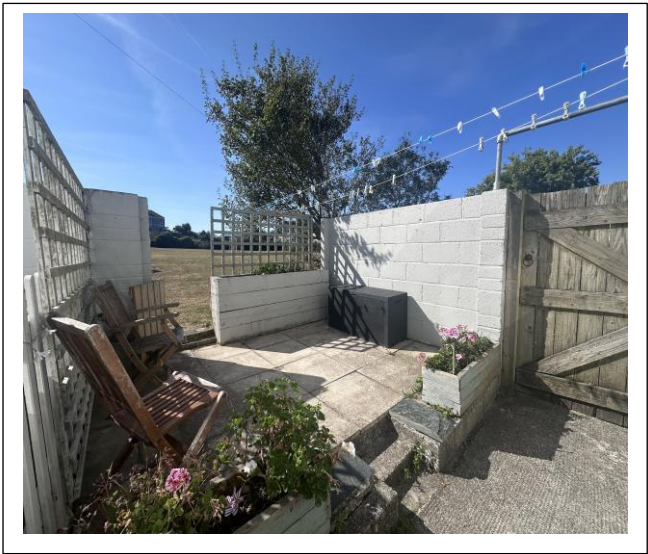
Step up to paved courtyard with wall around, trellis fencing and planter, small gate opening into the children's park, gate to the parking area and recycling, right of way to parking area for neighboring flats.

MATERIAL INFORMATION

Verified Material Information Council Tax band: A Tenure: Leasehold Lease length: 949 years remaining (999 years from 1976) Property type: Flat Property construction: Standard construction Energy Performance rating: E Electricity supply: Mains electricity Solar Panels: No Other electricity sources: No Water supply: Mains water supply Sewerage: Mains Heating: Room heaters only is installed. Heating features: Double glazing Broadband: FTTP (Fibre to the Premises) Mobile coverage: O2 - Good, Vodafone - Good, Three - Good, EE - Good Parking: Allocated Building safety issues: No Restrictions - Listed Building: No Restrictions - Conservation Area: No Restrictions - Tree Preservation Orders: None Public right of way: Yes: Communal pathway at the rear. Long-term area flood risk: No Historical flooding: No Flood defences: No Coastal erosion risk: No Planning permission issues: No Accessibility and adaptations: None Coal mining area: No 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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