

## 14 TRYHORNEK, LAITY LANE

Carbis Bay, St. Ives, TR26 2TR

Price: £240,000



[www.crossestates.co.uk](http://www.crossestates.co.uk)

A super, spacious and light two double bedroom ground floor apartment located in one of the most well thought of developments constructed within Carbis Bay within the last 20 years. Offering gas central heating, double glazing, designated off road parking and enclosed garden with extra front patio. Ideal as a first time buy, downsize, or equally a investment property. Accommodation comprises large entrance hallway, two double bedrooms, bathroom, separate cloakroom, open plan living room / dining room with good sized kitchen. Being sold with no further chain, this property is highly recommended viewing.





## 14 TRYHORNEK LAITY LANE, Carbis Bay, St. Ives, TR26 2TR

### COMMUNAL ENTRANCE

Well presented communal entrance with intercom system, door to 14 Tryhornek

Double glazed window to the side, wall mounted wash hand basin with tiled splashback, close coupled WC, radiator

### ENTRANCE HALLWAY

Bright and spacious entrance hallway, 2 built in storage cupboard, power points, space for shoes / coats etc, radiator, doors to

### BATHROOM 5' 9" x 5' 8" (1.76m x 1.73m)

Double glazed window to the side, panelled bath with electric shower over and tiled walls, pedestal wash hand basin, radiator

### BEDROOM 10' 4" x 10' 4" (3.16m x 3.15m)

Good sized double bedroom with double glazed window to the rear overlooking the rear garden, built in wardrobe housing hanging space and shelving, power points, radiator

### LIVING ROOM / KITCHEN 14' 3" x 20' 1" (4.34m x 6.13m)

Lounge area: Having radiator, double glazed window to the side, further sliding double glazed patio doors to the front patio area, power points, telephone entry system and phone, telephone point, carpeted, space leading to Kitchen comprises: Double glazed window to the side, extensive range of eye and base level units with rolled worktop surfaces over, built in 4 ring electric hob with extractor over, and electric oven under, complimentary tiling, power points, space for fridge / freezer, stainless steel sink unit with mixer taps over, plumbing for washing machine and dishwasher

### BEDROOM 9' 8" x 9' 5" (2.95m x 2.86m)

Another good double with window to the rear overlooking the garden, radiator, power points

### CLOAKROOM

## OUTSIDE

To the front of the property is a patio area, with access around the back to a lovely rear garden, which is mainly laid to lawn

## PARKING

There is an allocated parking space with further visitors parking available

## MATERIAL INFORMATION

Verified Material Information Council Tax band: B Tenure: Leasehold Lease length: 976 years remaining (999 years from 2002) Service charge: £1260 pa Property type: Flat Property construction: Standard undefined construction Energy Performance rating: C Electricity supply: Mains electricity Solar Panels: No Other electricity sources: No Water supply: Mains water supply Sewerage: Other Heating: Mains gas-powered central heating is installed. Heating features: Double glazing Broadband: FTTC (Fibre to the Cabinet) Mobile coverage: O2 - Good, Vodafone - Good, Three - Good, EE - Good Parking: Allocated and Off Street Building safety issues: No Restrictions - Listed Building: No Restrictions - Conservation Area: No Restrictions - Tree Preservation Orders: None Public right of way: No Long-term area flood risk: No Historical flooding: No Flood defences: No Coastal erosion risk: No Planning permission issues: No Accessibility and adaptations: Level access 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.



# 14 TRYHORNEK LAITY LANE, Carbis Bay, St. Ives, TR26 2TR



**The Property Misdescriptions Act 1991:** Whilst we endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixture and fittings or services and so cannot verify that they are in working order or fit for the purpose. Neither have we had sight of the legal documents to verify the Freehold or Leasehold status of any property. A Buyer is advised to obtain verification from their Solicitor and/or Surveyor. A Buyer must check the availability of any property and make an appointment to view before embarking on any journey to see a property. Items shown in photographs are not included; they must be available by separate negotiation.

**The Data Protection Act 1998:** Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent, the TEAM Association Consortium Company of which it is a member and TEAM Association Limited for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy (copies available on request) but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.

**westcountry**  
team  
PROPERTY SHARING EXPERTS

The Property  
Ombudsman  
SALES

OFT  
Approved code

**NAEA**  
National Association of  
Estate Agents

C475 Printed by Ravensworth 01670 706868