



4 Trendreath Close, Lelant, St.
Ives, Cornwall, TR26 3EW







4 TRENDREATH CLOSE, LELANT, ST. IVES, CORNWALL, TR26 3EW

£470,000 FREEHOLD

- * FOUR BEDROOM DETACHED BUNGALOW * LOCATED IN POPULAR LELANT SALTINGS ***
- * IN NEED OF MODERNISATION / UPDATING * LIVING ROOM * DINING ROOM ***
- * OFFICE / STUDY ATTACHED TO BEDROOM ONE * GARDENS TO SIDE AND REAR ***
- * DRIVEWAY PARKING AND GARAGE * NO ONWARD CHAIN * VIEWING RECOMMENDED ***
- * EPC = D * COUNCIL TAX BAND = E * APPROXIMATELY 116 SQUARE METRES ***

Located in the sought-after Lelant Saltings, this detached four bedroom bungalow offers spacious accommodation with excellent potential for modernisation. The property includes a generous living room, kitchen, dining room, bathroom, utility room, separate WC, and four bedrooms—one benefitting from an adjoining office/study. Outside, there are established gardens to the side and rear, driveway parking, and a garage. With a pleasant outlook and no onward chain, this property offers an excellent opportunity for buyers looking to create a home to their own taste.

GLAZED DOOR AND SIDE PANEL TO:

ENTRANCE HALL: 15' 2" x 7' 5" (4.62m x 2.26m) Built in storage cupboard, further built in airing cupboard with radiator.

LIVING ROOM: 16' 1" x 11' 4" (4.90m x 3.45m) Double glazed window to the front with pleasant outlook, sliding patio doors to the side, stone fireplace (not tested) with wooden mantle over, radiator.

DINING ROOM: 12' 2" x 9' 5" maximum (3.71m x 2.87m) Patio doors to the side, serving hatch to the kitchen, radiator.

KITCHEN: 15' 5" x 8' 3" (4.70m x 2.51m) Range of base and wall mounted units, twin drainer sink unit, integral hob with extractor hood over, integral oven, radiator, double glazed window to the side.

UTILITY ROOM: 9' 4" x 3' 6" (2.84m x 1.07m) Plumbing for washing machine, double glazed door and window to the rear.

CLOAKROOM: Low level w.c., pedestal wash hand basin, double glazed window to the rear.

BEDROOM ONE: 12' 4" x 9' 8" (3.76m x 2.95m) Double glazed window to the front with pleasant outlook, radiator.
Door to:

STUDY: 12' 3" x 5' 3" (3.73m x 1.60m) Wall mounted combination boiler, double glazed window to the front, radiator.

BEDROOM TWO: 11' 10" x 9' 1" (3.61m x 2.77m) Double glazed window to the rear, radiator, built in wardrobe.

BEDROOM THREE: 12' 0" x 5' 10" up to range of built in wardrobes (3.66m x 1.78m) Double glazed window to the side and rear, built in wardrobes, radiator.

BEDROOM FOUR: 8' 11" x 6' 10" (2.72m x 2.08m) Double glazed window to the rear, radiator.

BATHROOM: 10' 0" x 7' 5" maximum (3.05m x 2.26m) Panelled bath, low level w.c., bidet, pedestal wash hand basin, radiator, double glazed window to the side.

OUTSIDE: The property is approached via steps leading up to the front door. Gardens surround the property with an area laid to patio from the living room and dining room, raised flower beds and fence and hedge borders. To the front there is a driveway with parking for one vehicle leading to:

GARAGE: 18' 3" x 15' 4" (5.56m x 4.67m) With roller door, water tap.

SERVICES: Mains gas, electricity, water and drainage.

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

DIRECTIONAL NOTE: Via What3Words: ///frame.lousy.longer

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
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Lettings
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