

MUSE COTTAGE, 4 WESLEY PASSAGE

St. Ives, TR26 1SQ

Price: £250,000



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A cute two-bedroom end of terrace cottage centrally located within the coastal town of St Ives. Although in need of some minor updating, this is a great opportunity to purchase a town centre cottage with character. Great location having a level walk down to the main town, beaches and shops with a bus stop very close by. Being sold with no further chain, this super cottage must be viewed.





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PROPERTY

A charming two-bedroom end of terrace cottage ideally situated in the heart of St Ives, just a level walk from the town centre, shops, restaurants and beautiful beaches. Full of character, this cute cottage offers spacious accommodation including a large open plan living room and kitchen, creating a wonderful social space. Although now in need of some internal updating, the property presents an excellent opportunity to create a delightful coastal home, holiday retreat or investment property. Well worth viewing to fully appreciate the location, character and potential on offer.

LOCATION

Situated in the heart of St Ives along the charming Wesley Passage, this delightful cottage enjoys a highly convenient

location within easy level walking distance of the town's excellent amenities. A wonderful selection of shops, restaurants, cafés, beaches, and the local bus stop and doctors, are all close at hand, making it an ideal base to enjoy all that St Ives has to offer.

ACCOMMODATION

A modern composite part-glazed stable door opens into the welcoming open-plan living space.

The lovely-sized living room / kitchen enjoys an excellent degree of natural light from two front-facing windows with deep sills, creating a bright and inviting atmosphere. Character features include a beamed ceiling and recessed shelving. There is a stone

fireplace fitted with a living flame effect gas fire. There are ample power points, a TV point, and space for a small dining table and chairs, making it an ideal area for both relaxing and entertaining.

The kitchen area is fitted with a range of base and eye-level units together with worktop surfaces, a stainless steel sink and drainer, space for an electric cooker, plumbing for a washing machine, and room for an under-counter fridge.

Stairs rise to the first floor, complemented by a smaller window allowing additional natural light onto the staircase.

FIRST FLOOR

The first-floor landing provides access to the loft space and doors leading to the two bedrooms and bathroom.

The smaller bedroom features a front-facing window with a charming window seat, a built-in storage cupboard over the stairs, and an additional airing cupboard housing the lagged hot water tank. There is also an electric wall radiator. The larger double bedroom also benefits from a front-facing window, power points, an electric wall radiator, and ample space for free-standing bedroom furniture.

The bathroom is fitted with a vanity unit incorporating a wash hand basin with storage beneath, a close-coupled WC, and a panelled bath with an electric shower over. The room is complemented by part-tiled walls and a high-level skylight providing natural light.



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