

SEA-CHANT, BOSKERRIS CRESCENT

Carbis Bay, St. Ives, TR26 2NL

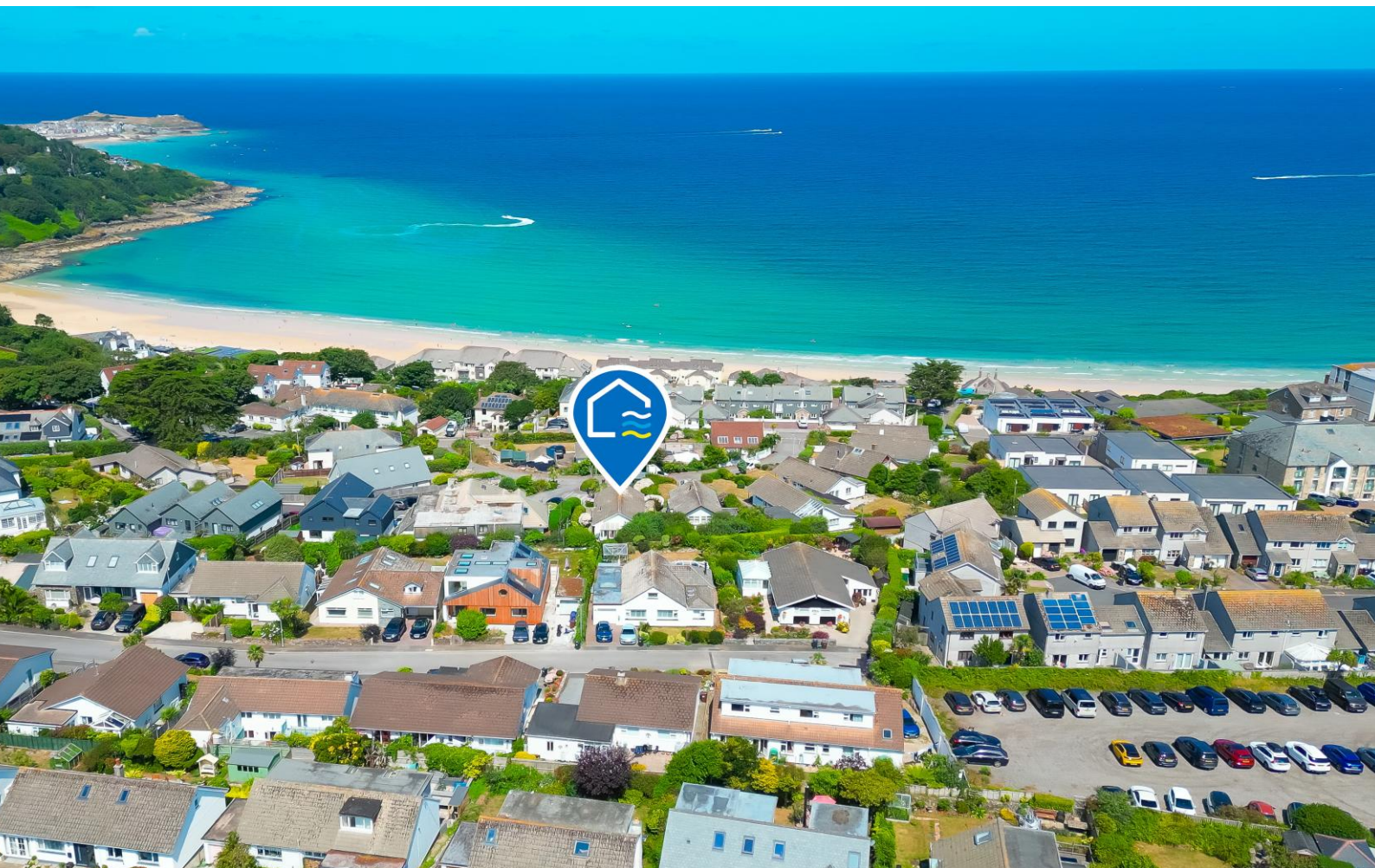


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Price: £400,000 Offers in region of

RARELY AVAILABLE DETACHED BUNGALOW IN A HIGHLY SOUGHT AFTER COASTAL LOCATION: This three bedroom detached bungalow occupies a generous plot on the seaward side of Carbis Bay, just a few minutes walk down to Carbis Bay Beach, the branch line railway station and the South West Coastal Path. Set within the popular and well thought of Boskerris Crescent, the property enjoys particularly attractive sea and coastal views towards Godrevy in one directions and St Ives in the other. The bungalow itself is in need of modernisation and updating, but offers a rare opportunity to acquire a detached property on a great sized plot in this location. Subject to planning consents and permissions there would appear to be considerable scope for further extensions, as have been successfully undertaken with a number of properties in the area





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ENTRANCE

A double-glazed entrance door with matching side panel opens into the entrance area, with a part-glazed internal door leading through to the main hallway.

ENTRANCE HALLWAY

A welcoming central hallway with doors leading to all principal rooms. Built-in storage cupboard with slatted shelving, radiator and access to the loft space.

LIVING ROOM

A particularly good-sized and wonderfully positioned living room enjoying windows to the front and side, overlooking the beautifully maintained front gardens and taking in superb sea and coastal views towards Godrevy and across towards St Ives. The room features a wood-surround fireplace with an older-style living-flame gas fire inset, radiator, power points and television point.

KITCHEN

A generously proportioned kitchen with a large double-glazed window to the side and an extensive range of eye and base-level units with work surfaces over. Stainless steel one-and-a-quarter bowl sink and drainer, plumbing for washing machine, space for fridge/freezer, four-ring gas hob with electric oven beneath and extractor over. The kitchen also houses a recently installed Worcester boiler and has a door leading through to the garden/sun room

GARDEN / SUN ROOM

The kitchen also houses a recently installed Worcester boiler and has a door leading through to the garden/sun room

BEDROOM

A good-sized double bedroom with dual-aspect double-glazed windows overlooking the gardens, radiator and power points.

BEDROOM

Double-glazed window to the side, built-in wardrobe and power points.

BEDROOM

A good-sized single bedroom with double-glazed window to the side and power points.

BATHROOM

Fitted with a panelled bath with electric shower over and shower screen, large pedestal wash hand basin, radiator, tiled walls and double-glazed window to the side.

CLOAKROOM

Low-level WC and double-glazed window to the side.

OUTSIDE

The gardens are a real feature of the property and complement the bungalow's generous plot and coastal setting. To the front is a small grey brick-paved parking area together with a timber summerhouse, beyond which lies a good sized, well maintained front garden, well stocked with a variety of mature shrubs and plants. The size and position of the garden help give the property an attractive open aspect while allowing the living room to enjoy its impressive coastal outlook. To the rear is an equally attractive and particularly private garden, with a lawned area, timber garden shed and an established selection of mature shrubs, plants and trees, including an apple tree.

MATERIAL INFORMATION

Verified Material Information ## Costs and tenure Tenure: Freehold Council tax band: D EPC rating: Survey Instructed ## The building Detached bungalow, standard construction Accessibility adaptations: Level access ## Services Mains electricity Mains water Mains foul drainage Mains surface water drainage Mains gas central heating Heating features: Double glazing Broadband: FTTC (Fibre to the Cabinet) Mobile coverage: O2 good, Vodafone good, Three good, EE good Parking: Off

Street 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 Non-coal mining area: yes Planning application: Planning has been refused a number of times for the property in front 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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