

5 PORTHMINSTER TERRACE

St Ives, TR26 2DQ

Price: £475,000



A superb, unique and versatile maisonette located on one of the most popular terraces within St Ives. Offering extremely spacious, bright light and well presented accommodation over 2 floors. Currently laid out as four bedrooms, two doubles on the first floor with one en-suite (the front bedroom could also be utilised as a 2nd lounge) beautiful fitted kitchen opening into a dining area and lounge with double doors onto the rear decked terrace. On the first floor are two further bedrooms and family bathroom. Offering fine sea and coastal views, off road parking for 2 vehicles, double garage, this well presented property must be viewed to be fully appreciated. Currently being used as a popular holiday property but has been used as a main residence in the past. Only five minutes walk down to Porthminster Beach and the main town just a couple of minutes further. Viewing is recommended





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ENTRANCE VESTIBULE

Glazed door and side panels leading into

ENTRANCE HALLWAY

Stairs to 1st floor, decorative arch, door to

BEDROOM / 2ND LOUNGE 16' 0" x 12' 3" (4.87m x 3.73m)

Double glazed bay window to the front with sea views, power points, radiator

BEDROOM 12' 7" x 10' 5" (3.83m x 3.17m)

Radiator, high level window to the rear with a internal window offering further light. door to

EN-SUITE 5' 11" x 5' 3" (1.80m x 1.60m)

Fully tiled floor and walls, large walk in shower cubicle with mains connected shower, close coupled wc and wall hung wash hand basin. Frosted window to the rear

KITCHEN AREA 10' 3" x 12' 10" (3.12m x 3.90m)

Beautifully appointed semi-open plan kitchen with an excellent range of modern units with ample worktop surfaces over, large range style oven and hob with extractor fan over, integrated dishwasher, integrated fridge / freezer, inset stainless steel one and quarter sink, ample power points, washing machine. The kitchen in turn leads into a Dining Area

LOUNGE / DINING AREA 12' 0" x 23' 0" (3.65m x 7.02m)

Ample seating space for six, again in turn open plan into, window to the side and double doors opening out to a lovely rear decked area. Power points, TV points

1ST FLOOR LANDING

BEDROOM 7' 4" x 10' 5" (2.23m x 3.17m)

Window to the side

FAMILY BATHROOM 6' 11" x 8' 2" (2.12m x 2.50m)

Bath with shower over, WC, wash hand basin, cupboard housing the gas boiler

BEDROOM 12' 7" x 13' 3" (3.84m x 4.05m)

Windows to 2 sides with great sea and coastal views

OUTSIDE

To the front is parking area holding parking for 2 vehicles piggy backed, To the rear is a good sized decked area, ideal for Alfresco dining or enjoying a morning coffee. 4.76m x 5.89m To add to the convenience there is a large garage accessed from the rear with step access up to the decking area

MATERIAL INFORMATION

Verified Material Information Council Tax band: C Tenure: Freehold Property type: Flat Property construction: Standard construction Energy Performance rating: C Electricity supply: Mains electricity Solar Panels: No Other electricity sources: No Water supply: Mains water supply Sewerage: Mains Heating: Mains gas-powered central heating is installed. Heating features: Double glazing Broadband: FTTP (Fibre to the Premises) Mobile coverage: O2 - Good, Vodafone - Good, Three - OK, EE - Good Parking: Driveway, Off Street, and Garage 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.



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Approximate total area⁽¹⁾

1240 ft²
115.2 m²

Balconies and terraces

295 ft²
27.4 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360

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