

TRE-BRON, ST. JOHNS WALK

St. Ives, TR26 2JJ



Price: £475,000 offers in region of

A real rarity in St Ives – a substantial detached bungalow offering three double bedrooms, fantastic gardens, extensive off-road parking and an integral garage, all tucked away along a private no-through road. Tre-Bon is a superbly proportioned and incredibly versatile detached bungalow occupying a generous plot in a highly convenient St Ives location. Properties offering this combination of single-storey accommodation, large rooms, excellent parking and genuinely good-sized gardens are increasingly difficult to find within the town. The accommodation is spacious throughout and includes a fantastic kitchen/diner, large lounge with bi-fold doors, three excellent double bedrooms, with the main bedroom enjoying an en-suite shower room and direct access onto the garden, together with a family bathroom and integral garage/utility area. Outside is equally impressive. There is ample off-road parking for numerous vehicles to the front, while to the rear is a brilliant-sized, enclosed garden, predominantly laid to lawn with decked seating areas – ideal for entertaining, families, pets or simply enjoying the outside space. Despite its tucked-away position on a private no-through road, Tre-Bon is conveniently placed for St Ives town centre, its beautiful beaches, schools and the coastal footpath, as well as providing straightforward access out of the town. A great bungalow, on a great-sized plot, in a really convenient location – and a combination that is particularly hard to find in St Ives. Viewing is highly recommended.





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LOCATION

Tre-Bon enjoys a wonderfully tucked-away position along a private no-through road, within one of St Ives' popular residential areas. The location offers an excellent balance of privacy, peace and convenience, while remaining within easy reach of everything the town has to offer. Local schools are close at hand, while St Ives town centre, its beautiful beaches, harbour, coastal footpath and excellent range of shops, cafés, restaurants and galleries are all readily accessible. Carbis Bay and the surrounding coastline are also just a short distance away. For those looking for a quieter residential setting without feeling removed from the heart of St Ives, Tre-Bon is particularly well placed, making it an ideal location for both families and those looking to enjoy everything this highly sought-after coastal town has to offer.

ENTRANCE HALLWAY

A double-glazed entrance door with side glazing opens into a particularly spacious and welcoming entrance hallway. Doors lead to the principal rooms, with radiator, useful built-in storage cupboards, power points and access to the loft space.

KITCHEN / DINER

A superb-sized kitchen/diner and an excellent space for both everyday living and entertaining. Dual-aspect double-glazed windows provide plenty of natural light, while the kitchen itself is fitted with an extensive range of eye and base-level units complemented by ample worktop space and tiled splashbacks. Stainless steel one-and-a-quarter bowl sink and drainer, four-ring electric hob with electric oven beneath and extractor over, space for fridge/freezer and dishwasher, ample power points and radiator. There is plenty of room for a good-sized dining table and chairs.

LOUNGE

A fantastic-sized living room with double-glazed bi-fold doors opening to the front, creating a bright and airy feel and providing an attractive connection with the outside space. TV point, ample power points and radiator. A really generous room with plenty of flexibility for different furniture arrangements.

MAIN BEDROOM

An excellent-sized double bedroom with glazed doors opening directly onto the garden and decked seating area. Built-in wardrobe, radiator and door to the en-suite shower room.

EN-SUITE

Fitted with a walk-in shower cubicle with electric shower inset, close-coupled WC and pedestal wash hand basin. Double-glazed window to the side.

BEDROOM

Another great-sized double bedroom with double-glazed window to the side, radiator and power points.

BEDROOM

A further excellent double bedroom with double-glazed window to the rear overlooking the garden, radiator and power points.

BATHROOM

Fitted with a panelled bath with mains shower over, close-coupled WC and pedestal wash hand basin. Tiled flooring and heated towel rail.

INTEGRAL GARAGE

A useful integral garage with metal up-and-over door and window to the rear. The garage also incorporates a practical utility area with plumbing for a washing machine, sink unit with worktop space and power points.

OUTSIDE

The outside space is undoubtedly one of Tre-Bon's standout features. Approached along a private no-through road, the property enjoys a generous frontage providing ample off-road parking for numerous vehicles, ideal for anyone with multiple cars, a boat or motorhome. To the rear is a brilliantly sized, fully enclosed garden, predominantly laid to lawn and providing a wonderful amount of space for families, keen gardeners or

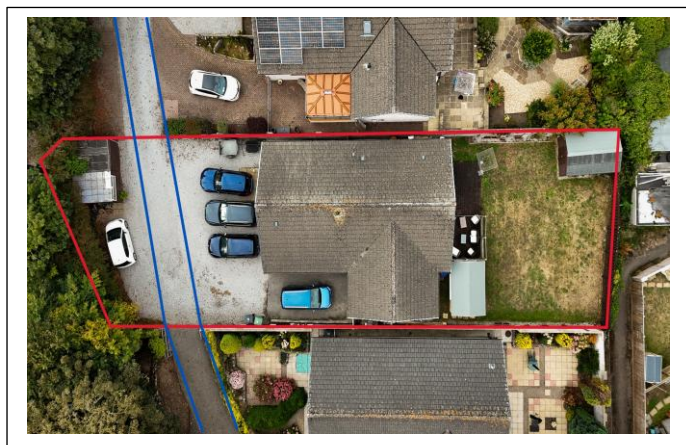
simply those looking to enjoy outdoor living. A decked seating area adjoining the property creates an ideal spot for outside dining and relaxing, while there are also useful garden sheds and access along both sides of the bungalow. The size and usability of the garden are a genuinely impressive feature and, combined with the spacious accommodation and extensive parking to the front make Tre-Bon a particularly appealing and versatile detached bungalow.

MATERIAL INFORMATION

Verified Material Information Costs and tenure Tenure: Freehold Council tax band: D EPC rating: B The building Detached bungalow, standard construction Accessibility adaptations: Wide doorways and 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 great, Vodafone great, Three good, EE good Parking: Driveway, Garage, and Private 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 Public right of way: Right to way access (across driveway) to single bungalow next door. Highlighted in blue 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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