123 POLWITHEN DRIVE

Carbis Bay, St. Ives, TR26 2SW

CROSS ESTATES
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Price: £350,000

A super, very well looked after three bedroom link detached bungalow situated along one of the most popular residential locations within Carbis Bay. Offering lovely sized accommodation internally with driveway parking, garage and enclosed rear gardens. Further accommodation comprises conservatory, fitted kitchen and shower room, full gas central heating and double glazing all compliment this super bungalow that is being sold with no further chain. For material information please use QR code

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UPVC part glazed with glazed side panel leading into

ENTRANCE HALLWAY
Vinyl wood effect flooring, radiator, power points, two built in storage cupboards, access to loft space, doors to

LIVING ROOM 22' 1'' x 16' 3'' (6.72m x 4.95m)
Lovely sized room with UPVC double glazed window to the front, two radiators, power points, TV point, fireplace with living flame gas fire onset, space for dining table with double glazed doors out to the conservatory

CONSERVATORY 6' 11'' x 9' 9'' (2.12m x 2.98m)
Glazed roof, double glazing to three sides and doors out to the rear garden, power points

KITCHEN 10' 0'' x 10' 7'' (3.04m x 3.22m)
UPVC double glazed window and door leading out to the rear garden, range of eye and base level units with ample worktop space over, 4 ring gas hob with electric oven under and extractor fan over, stainless steel one and quarter sink unit and drainer with mixer taps over, plumbing for washing machine, space for fridge / freezer, ample power points, complimentary tiling, cupboard housing the gas combi boiler

SHOWER ROOM 5' 7'' x 8' 4'' (1.70m x 2.53m)
Two opaque double glazed windows to the rear, walk in shower cubicle with mains connected shower inset, pedestal wash hand basin, close coupled WC, tiled flooring, stainless steel heated towel rail, underfloor heating, extractor fan

BEDROOM 8' 5'' x 7' 4'' (2.57m x 2.24m)
UPVC double glazed window to the front, radiator, power points, carpeted.

BEDROOM 12' 0'' x 9' 7'' (3.66m x 2.93m)
UPVC double glazed window to the front, radiator, power points, space and points for wall mounted TV, excellent range of super quality fitted wardrobes and storage, carpeted

BEDROOM 10' 0'' x 9' 7'' (3.06m x 2.92m)
UPVC double glazed window to the rear, radiator, power points, excellent quality fitted wardrobes housing hanging space and shelving, carpeted

GARAGE 17' 0'' x 8' 2'' (5.17m x 2.49m)
With metal up and over door, power points, light, door into the rear garden

OUTSIDE

To the front of the property there is a driveway with parking for two vehicles which in turn leads to the garage. There is a very pretty fore garden laid to grass with a planter wall to the very front with shrubs and plants. There is gate access to one side leading to the rear garden. The rear is good sized and enclosed with a large lawned area and bordered by fencing with mature shrubs and plants. With gently sloping ramped access up to a patio area where there is also a timber shed. Water tap and hose

MATERIAL INFORMATION

Verified Material Information Council Tax band: D Tenure: Freehold Property type: Bungalow Property construction: Standard construction Energy Performance rating: Survey Instructed 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 and Underfloor heating Broadband: FTTC (Fibre to the Cabinet) Mobile coverage: O2 - Good, Vodafone - Good, Three - Great, EE - Great Parking: Garage and Driveway 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 shower 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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