



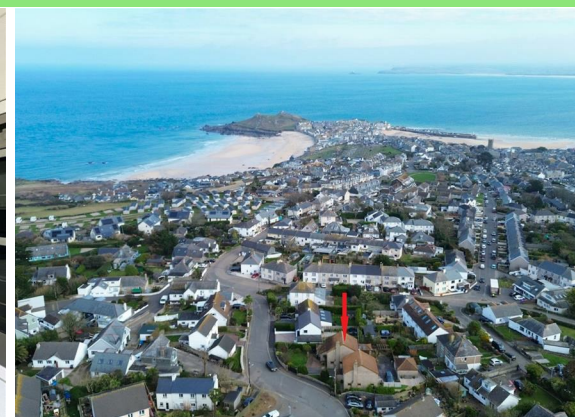
Alexandra Road

St. Ives

TR26 1ER

Offers In The Region Of  
£440,000

- DETACHED THREE BEDROOM FAMILY HOME
  - SPACIOUS LIVING ACCOMMODATION
  - DISTANT SEA VIEWS
  - NO ONWARD CHAIN
  - PARKING AND GARAGE
    - SUNROOM
    - UTILITY ROOM
- POPULAR RESIDENTIAL LOCATION
- INTERNAL VIEWING IS SURE TO IMPRESS!
- SCAN QR FOR MATERIAL INFORMATION



 **Millerson**  
millerson.com

Tenure - Freehold

Council Tax Band - D

Floor Area - 1313.00 sq ft



Entrance door opening into...

#### ENTRANCE HALLWAY

Tiled flooring, radiator, double glazed window to the side, inset ceiling spot lights, two built in cupboards, double glazed window to the front, door into...

#### BATHROOM

14'11" x 6'1" (4.55 x 1.85)

Panel enclosed bath, wash hand basin with vanity unit below, low level w/c with push button flush. Double glazed window to the side, tiled floors, part tiled walls, radiator, heated towel rail, walk in shower with mains fed shower, inset ceiling spot lights, ceiling mounted extractor fan.

#### LOUNGE

20'6" x 14'4" (6.25 x 4.37)

Oak flooring, double glazed window to the front, two heating radiators, two double glazed windows to the side, carpeted stairs to first floor level, coal effect gas fire with stone fireplace, surround and hearth, archway leading into...

#### DINING ROOM

11'4" x 10'5" (3.45 x 3.18)

Oak flooring, double glazed window to the rear, radiator, double glazed window to the side, door into...

#### KITCHEN

11'4" x 9'8" (3.45 x 2.95)

Fitted with a range of shaker style, base and wall mounted units with roll top, granite effect work surfacing over. Stainless steel one and a half bowl sink and drainer with monobloc tap.

Integrated oven and grill, four ring electric hob with tiled splash back, integrated extractor fan, glass display cabinet, double glazed window to the rear, wood effect vinyl flooring, radiator, understairs storage cupboard. Open into...

#### UTILITY ROOM

8'9" x 6'1" (2.67 x 1.85)

Tiled floor, shaker style base units with roll top work surface over, stainless steel sink and drainer, tiled splash back, gas boiler, space for washing machine, and tumble drier, inset ceiling spot lights. Double glazed window to the side, radiator, door into walk in pantry, space for freezer. Double doors into...

#### SUNROOM

12'11" x 8'5" (3.94 x 2.57)

Tiled flooring, pitched roof with exposed beams, four Velux roof lights, radiator, double glazed French doors to the side and rear, two double glazed windows to the side, wall mounted spot lights.

.  
From the lounge, carpeted stairs rising to...

#### FIRST FLOOR LANDING

Fitted carpet, inset ceiling spot lights, double glazed window to the side with superb sea views towards Godrevy Lighthouse, door leading off. Door into...

#### BEDROOM 1

13'7" x 11'10" (4.14 x 3.61)

Fitted carpet, double glazed window to the front, radiator, inset ceiling spot lights, built in cupboard, loft access.

#### BEDROOM 2

13'0" x 10'0" (3.96 x 3.05)

Fitted carpet, built in cupboard, radiator, double glazed window to the rear with sea glimpses, inset ceiling spot lights.

#### BEDROOM 3

10'5" x 8'3" (maximum measurement) (3.18 x 2.51 (maximum measurement))

Fitted carpet, built in cupboard over stairs, double glazed window to the front, radiator, inset ceiling spot light.

#### BATHROOM

7'2" x 6'1" (2.18 x 1.85)

Panel enclosed bath, mixer tap with shower head attachment over, tiled walls, vinyl tile effect flooring, low level w/c with push button flush, pedestal wash hand basin, light with shaver socket, obscured double glazed window to the rear, radiator, heated towel rail, obscured double glazed window to the rear.

#### OUTSIDE

The property is approached via gated, shared driveway leading to a brick paved parking area to the front of the property. The front garden is laid to lawn, with mature shrubs and bushes, enclosed by hedging.

#### REAR

To the rear of the property there is a paved patio area with flower bed borders, gated access leads onto brick paved driveway.

A paved pathway leads to a further garden area, laid to paving with greenhouse, enclosed by fencing and walling.

A shared access leads to a brick paved driveway and turning area.

#### GARAGE

17'1" x 9'3" (5.21 x 2.82)

Fitted with an up and over door, pitched roof with built in mezzanine storage area, light and power supplied.

#### AGENTS NOTE

The property has had a recent mining search which has highlighted further investigation is needed. The vendor is carrying this out and once further information is known then we will update accordingly.

#### MATERIAL INFORMATION

Verified Material Information



Council tax band: D  
Tenure: Freehold  
Property type: House  
Property construction: Standard form  
Electricity supply: Mains electricity  
Solar Panels: No  
Other electricity sources: No  
Water supply: Mains water supply  
Sewerage: Mains  
Heating: Central heating  
Heating features: Double glazing  
Broadband: FTTC (Fibre to the Cabinet)  
Mobile coverage: O2 - Great, Vodafone - Great, Three - Good, EE - Great  
Parking: Garage, Driveway, Gated, Off Street, Rear, and Private  
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  
Coastal erosion risk: No  
Planning permission issues: No  
Accessibility and adaptations: Level access shower  
Coal mining area: No  
Non-coal mining area: Yes  
Energy Performance rating: C

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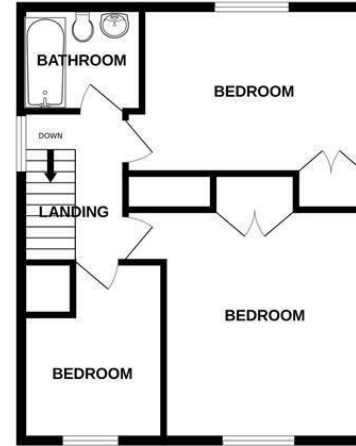
The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.



GROUND FLOOR  
862 sq.ft. (80.1 sq.m.) approx.



1ST FLOOR  
529 sq.ft. (49.2 sq.m.) approx.



TOTAL FLOOR AREA : 1392 sq.ft. (129.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		74	84
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

## Needing To Sell?

Are you interested in this property but aren't currently in a proceedable position?

**Don't Panic!**

Contact Us On The Details Below To Arrange A Valuation

**Here To Help**

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