



MAP estate agents
Putting your home on the map

**Trerice Road,
St. Ives**

**£160,000
Freehold**





**Trerice Road,
St. Ives**

**£160,000
Freehold**

Property Introduction

Offered to the market with no forward chain, this one bedroom semi-detached bungalow requires a degree of modernisation.

Internally one can find a generous lounge, kitchen, double bedroom and shower room.

The property is double glazed and warmed via gas central heating to radiators.

There is a good sized garden to both the front and rear.

We feel this property is absolutely ripe for refreshment and is unusual to find for sale.

Location

St Ives is a charming coastal town famed for its rich heritage, showcased in its numerous galleries, including the renowned Tate St Ives, Barbara Hepworth Museum and Sculpture Garden, St Ives School of Painting, Leach Pottery and many more. St Ives is well-known for its four stunning beaches, Porthmeor is a favourite amongst surfers, whilst the calmer, clear waters of Porthminster beach, is ideal for families.

The picturesque Porthgwidden beach provides a more secluded escape and the Harbour beach is where you can enjoy boat rides and building sandcastles. The stunning coastal walks and scenery around The Island inspired Rosamunde Pilcher and Virginia Woolf, amongst others. St Ives has a wide range of outdoor activities including surfing, paddle boarding, tennis and golf, to name a few.

ACCOMMODATION COMPRISES

Double glazed panel front door to :-

ENTRANCE HALLWAY

Doors to :-

BATHROOM

Fitted with a white suite comprising panelled, low level WC and pedestal wash hand basin. Obscure double glazed window to front. Radiator.

KITCHEN 10' 11" x 7' 2" (3.32m x 2.18m)

Double glazed window to rear. Fitted with a matching range of white wall and base cupboards with roll edge worksurfaces over. Stainless steel single drainer sink unit. Wall mounted gas boiler. Radiator.

LIVING ROOM 11' 4" x 9' 8" (3.45m x 2.94m)

Double glazed bay window to front. Radiator. Door to:-

BEDROOM 9' 10" x 9' 4" (2.99m x 2.84m)

Double glazed window to rear. Radiator.

OUTSIDE

To the front of the bungalow there is a gated lawned garden which leads around to the rear garden which is generous in size and once more mainly laid to lawn and enclosed by hedging.

SERVICES

Mains water, mains electricity, mains drainage and mains gas.

AGENTS NOTE

The Council Tax band for this property is band 'A'. Please note the property cannot be used as a holiday let.

DIRECTIONS

From St.Ives cinema, proceed up The Stennack and then turn left on to Pearces Lane. The property will be seen after a short distance on the left hand side just before the turning in to Trelawney Road. If using What3words:- patting.beaks.region

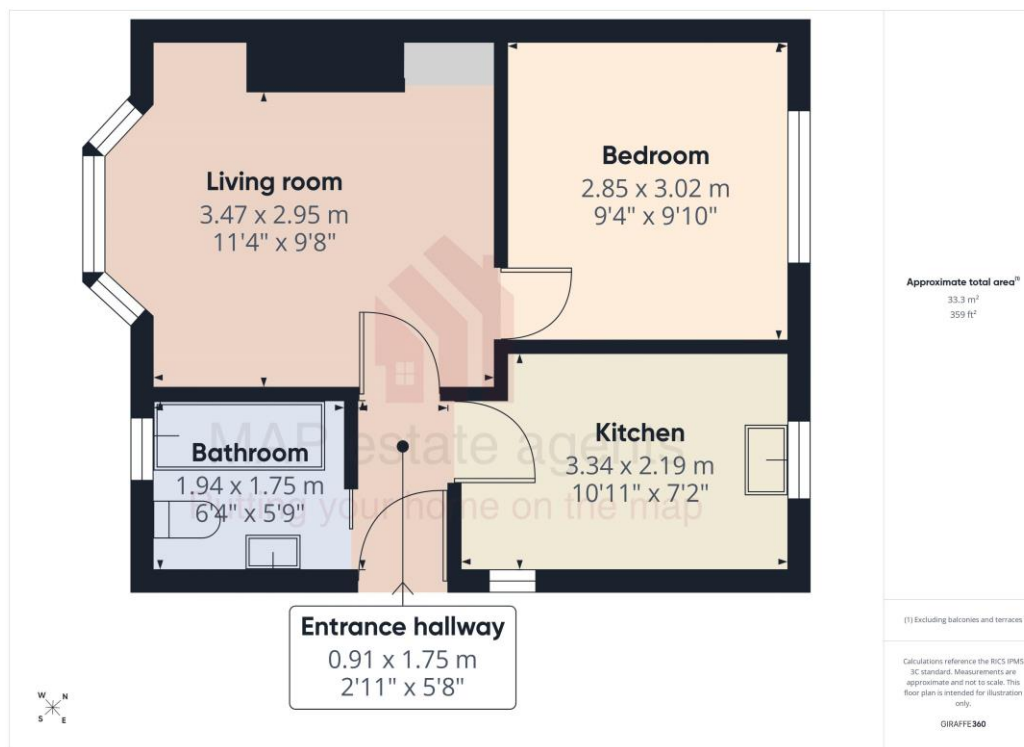


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		88
(69-80) C	81	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



MAP's top reasons to view this home

- Semi-detached bungalow
- Generous rear garden
- Gas central heating and double glazing
- No chain sale
- Double bedroom
- Great first time buy or retirement purchase



01209 243333 (Redruth & Camborne)
01736 322200 (St Ives & Hayle)
01326 702400 (Helston & Lizard Peninsula)

01736 322400 (Penzance & surrounds)
01326 702333 (Falmouth & Penryn)
01872 672250 (Truro)

sales@mapestateagents.com

Gateway Business Park, Barncoose
Cornwall TR15 3RQ

www.mapestateagents.com

IMPORTANT: Map estate agents for themselves and for the vendors or lessors of this property whose agents they are give notice that the particulars are produced in good faith and are set out as a general guide only and do not constitute any part of a contract and no person in the employment of Map estate agents has any authority to make or give any representation or warranty in relation to this property.