

77 POLWITHEN DRIVE

Carbis Bay, St. Ives, TR26 2SW

Price: £325,000



CROSS ESTATES

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Spacious Three-Bedroom Link-Detached Bungalow | Popular Carbis Bay Location | No Onward Chain Set within one of Carbis Bay's most sought-after residential locations, this well-proportioned three-bedroom link-detached bungalow presents a fantastic opportunity for buyers looking to create a home tailored to their own tastes and requirements. Offering generous accommodation throughout, the property is now ready for a programme of updating, making it an exciting prospect for those wanting to add value while enjoying all the benefits of a superb location. Outside, the property continues to impress with ample off-road parking leading to a garage, while to the rear is a wonderfully generous garden that provides plenty of space for keen gardeners, families, or those simply looking to enjoy the outdoors. There are also useful storage sheds, adding further practicality. Additional benefits include gas-fired central heating, double glazing and, perhaps most appealing of all, the property is offered to the market with no onward chain, allowing buyers the opportunity for a straightforward purchase. Properties of this type, in such a well-regarded residential area of St Ives, are always highly sought after. Whether you're searching for a permanent home, a retirement move, or a property with the potential to modernise and make your own, this bungalow offers an exceptional opportunity not to be missed. Viewing is highly recommended to fully appreciate the space, potential and excellent location on offer.



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ACCOMMODATION

A double glazed entrance door with matching glazed side panel welcomes you into a spacious entrance hallway, creating an inviting first impression. The hallway features attractive wood flooring and provides access to the principal rooms throughout the bungalow.

LOUNGE / DINING ROOM

A wonderfully bright and generously proportioned reception room enjoying two double glazed windows to the front, allowing natural light to flood the space. The room offers ample room for both comfortable seating and a family dining table, making it ideal for both everyday living and entertaining. Wood flooring continues throughout, while doors lead into both the kitchen and the conservatory.

CONSERVATORY

Accessed via double doors from the living room, the conservatory provides an additional reception area overlooking

the rear garden. Featuring a polycarbonate roof and double glazed doors opening directly onto the garden, it offers a lovely space to sit and enjoy the surroundings throughout much of the year.

KITCHEN

The kitchen is fitted with a range of eye and base level units complemented by worktop surfaces incorporating a stainless steel sink and drainer with mixer tap. There is a four-ring gas hob with electric oven beneath and extractor hood over, together with space for a dishwasher and fridge/freezer. A double glazed window and door provide pleasant views and direct access to the rear garden, while the gas-fired boiler is also located here.

SHOWER ROOM

Formerly a bathroom, this room has been thoughtfully converted into a spacious wet room, making it both practical

and accessible. Comprising a large walk-in shower area with mains-fed shower, wash hand basin, close coupled WC, heated towel rail and opaque double glazed window to the rear.

BEDROOM

Double glazed bedroom looking out over the rear garden, power points, radiator

BEDROOM

Double glazed window to the front, radiator, power points, built in wardrobe housing hanging space and shelving

BEDROOM

Good single room with double glazed window to the front, power points, radiator

OUTSIDE - FRONT

To the front of the property is a substantial block-paved driveway providing excellent off-road parking for several vehicles, complemented by an area of lawn creating an attractive approach.

OUTSIDE - REAR

One of the property's real highlights is its generous rear garden, providing an excellent amount of outdoor space to enjoy. Designed with a variety of seating areas, including an attractive decked terrace, the garden offers plenty of room for entertaining, relaxing or gardening. There are also two useful outbuildings, including a larger shed which previously housed a swimming pool, offering excellent storage or potential for a variety of other uses. Overall, the garden provides a wonderful outdoor environment with enormous potential for keen gardeners, families or anyone simply looking to enjoy a sizeable outside space.

GARAGE

A useful garage with both light and power connected, ideal for parking, storage or as a workshop

AGENTS COMMENTS

Offering spacious accommodation, excellent parking, a garage and superb gardens, this is a bungalow that provides enormous potential for buyers wishing to update and personalise a home in one of St Ives' most desirable residential locations. Offered to the market with no onward chain, early viewing is highly recommended.

MATERIAL INFORMATION

Verified Material Information ## Costs and tenure Tenure: Freehold Council tax band: D EPC rating: Survey Instructed ## The building Detached bungalow, standard construction Accessibility adaptations: None ## Services Mains electricity Mains water Mains foul drainage Mains surface water drainage Mains gas central heating Heating features: None Broadband: FTTC (Fibre to the Cabinet) Mobile coverage: O2 good, Vodafone ok, Three good, EE great Parking: Garage and Driveway 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 Title register restrictions (CL10646): - The owner must follow certain rules (restrictive covenants) set out in a 1978 document. These are standard promises to ensure the property is used in a way that does not negatively affect the neighbourhood. 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,



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