2 BEDFORD PLACE

St. Ives, TR26 1SH

Price: £325,000

CROSS ESTATES
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A quite deceiving three bedroom double fronted character cottage set within the coastal town of St Ives with only a short stroll down to the harbour, beaches and the main shops and restaurants that adorn the town. Internally you will find well presented and accommodation over two floors with large open plan living room and good sized kitchen / diner on the ground floor with three bedrooms and bathroom on the first floor. Externally there are two small yard areas and a very useful external block built store that could be utilised into a further wet-room or utility. Being sold with no further chain, viewing is recommended.









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UPVC part glazed front door into

LIVING ROOM 19' 10'' x 10' 10'' (6.04m x 3.30m)
Great size room with two double glazed windows to the front with window seats, beamed ceiling, natural pine wood flooring, white painted granite walls, stairs to the first floor, beautiful cast fireplace with ornate tiled inset with slate heart, further recess, ample power points, TV point, step down to

KITCHEN / DINER 19' 4'' x 6' 9'' (5.90m x 2.06m)
Having an extensive range of base level modern kitchen units with ample worktop surfaces over, large skylight giving this area an extra degree of natural lighting, two part glazed doors leading out to the two separate yard areas, tiled flooring, stainless steel one and quarter sink unit and drainer with taps over, plumbing and space for washing machine, Worcester boiler serving domestic hot water and heating, space for gas cooker with stainless steel hood and fan over, complimentary tiling, radiator. Dining area offers a window to the rear, space for fridge freezer and further power points, beamed ceiling, white painted granite wall, granite reveals.

FIRST FLOOR LANDING
Wood flooring, doors to

BEDROOM 10' 5'' x 9' 9'' (3.18m x 2.98m)
UPVC double glazed window to the front, wood panel walls, radiator, power points

BEDROOM 6' 11'' x 7' 10'' (2.12m x 2.40m)
Multi paned sash window to the rear, radiator, pine floorboards, power points, access to loft

BEDROOM 11' 3'' x 9' 7'' (3.42m x 2.91m)

UPVC double glazed window to the front, exposed wood floorboards, wood panel wall, power points, radiator

BATHROOM 7' 10'' x 7' 4'' (2.40m x 2.23m)
Opaque glazed multi pane sash window to the rear, exposed floorboards, radiator, pedestal wash hand basin, close coupled WC, wood panelled bath

OUTSIDE
There are two small courtyards accessed from the kitchen, one certainly big enough for table and chairs, the other other area has access to a good size store that could easily subject to building regulations, be utilised as shower / wet-room or extra utility space, otherwise it is ideal storage.

MATERIAL INFORMATION
Verified Material Information Council Tax band: C Tenure: Freehold Property type: House Property construction: Standard construction Energy Performance rating: D 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 Broadband: FTTP (Fibre to the Premises) Mobile coverage: O2 - Good, Vodafone - Good, Three - OK, EE - Good Parking: None 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: Yes Historical flooding: No Flood defences: No Coastal erosion risk: No Planning permission issues: No Accessibility and adaptations: None 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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