

13 TRENWITH TERRACE

St. Ives, TR26 1QE

Price: £380,000



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ESTATES**

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A well-presented and deceptively spacious three-bedroom mid-terrace home, ideally positioned within easy walking distance of the centre of St Ives, its harbour, beaches and wide range of shops and amenities. The property offers generous and versatile accommodation, including a spacious open-plan living/dining room, extended kitchen and three good-sized double bedrooms. Further benefits include gas central heating, double glazing, new radiators and carpets throughout and the particularly valuable advantage of an off-road parking space directly opposite the property. Previously operated as a successful holiday let, the property would certainly suit those looking for an investment or second home, but equally offers all the space and practicality needed to make a super permanent home in the heart of St Ives as it is now. Early viewing is highly recommended. Being sold with no further chain



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13 TRENWITH TERRACE, St. Ives, TR26 1QE

Front door leading into

ENTRANCE VESTIBULE

Wood flooring, glazed door to

ENTRANCE HALLWAY

Radiator, stairs to first floor, wood flooring, cupboard under the stairs, door to

LIVING ROOM

UPVC double glazed window to the front, wood flooring, ornate original cast fireplace with decorative tiled inset, power points, TV point, radiator, TV point Dining area: radiator, serving hatch to kitchen, recess cupboard

KITCHEN / DINER

Lovely cottage style kitchen, tiled flooring, space for gas cooker, currently a 6 ring range style dual fuel hob and oven, Belfast

sink unit with porcelain drainer, ample wood worktop space, large Velux window, stable door opening out to the rear access lane, space and plumbing washing machine, space for slimline dishwasher and fridge / freezer, ample power points

FIRST FLOOR

BATHROOM

Light and bright bathroom with panelled bath with mains connected shower over, pedestal wash hand basin, heated towel rail, close coupled WC, cupboard housing gas combination boiler, loft hatch.

BEDROOM TWO

UPVC double glazed sash window to the rear elevation, radiator, power points., picture rail

BEDROOM ONE

2 UPVC double glazed sash windows to the front, 2 radiators, power points, large wardrobe space under the stairs, TV point, carpeted, picture rail

ATTIC ROOM

2 large UPVC dormer windows to the front and rear, the front having glimpses of the sea, storage under eaves, ample power points, radiator

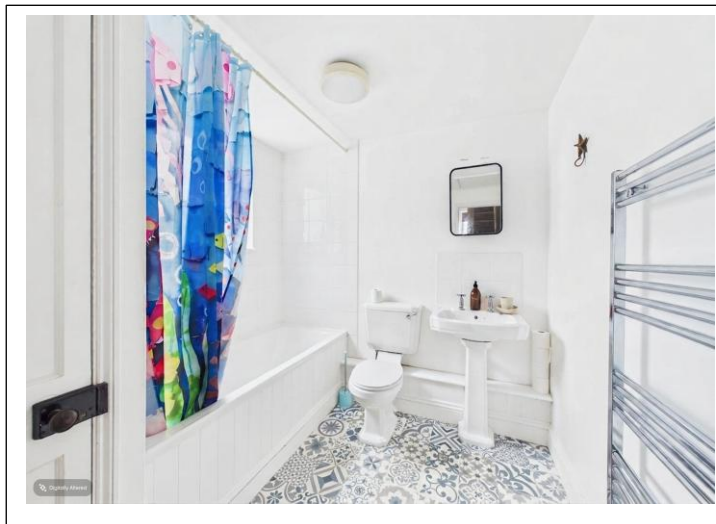
OUTSIDE

The property is accessed by vehicle along the front of the terrace and leading to the properties off road parking space. To the rear of the properties is a pedestrian access lane

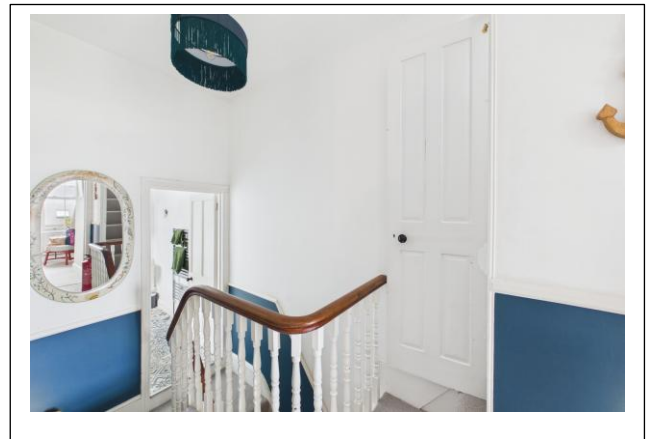
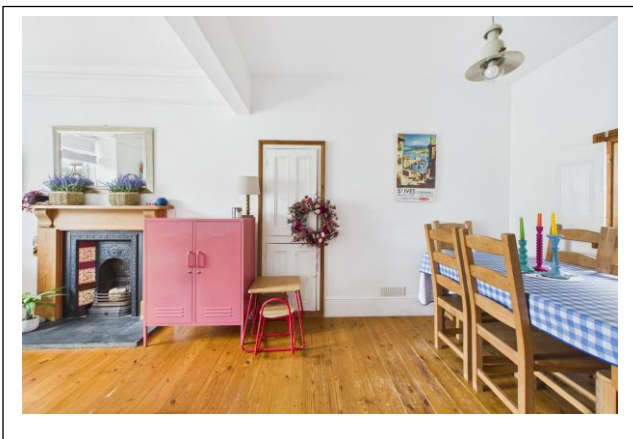
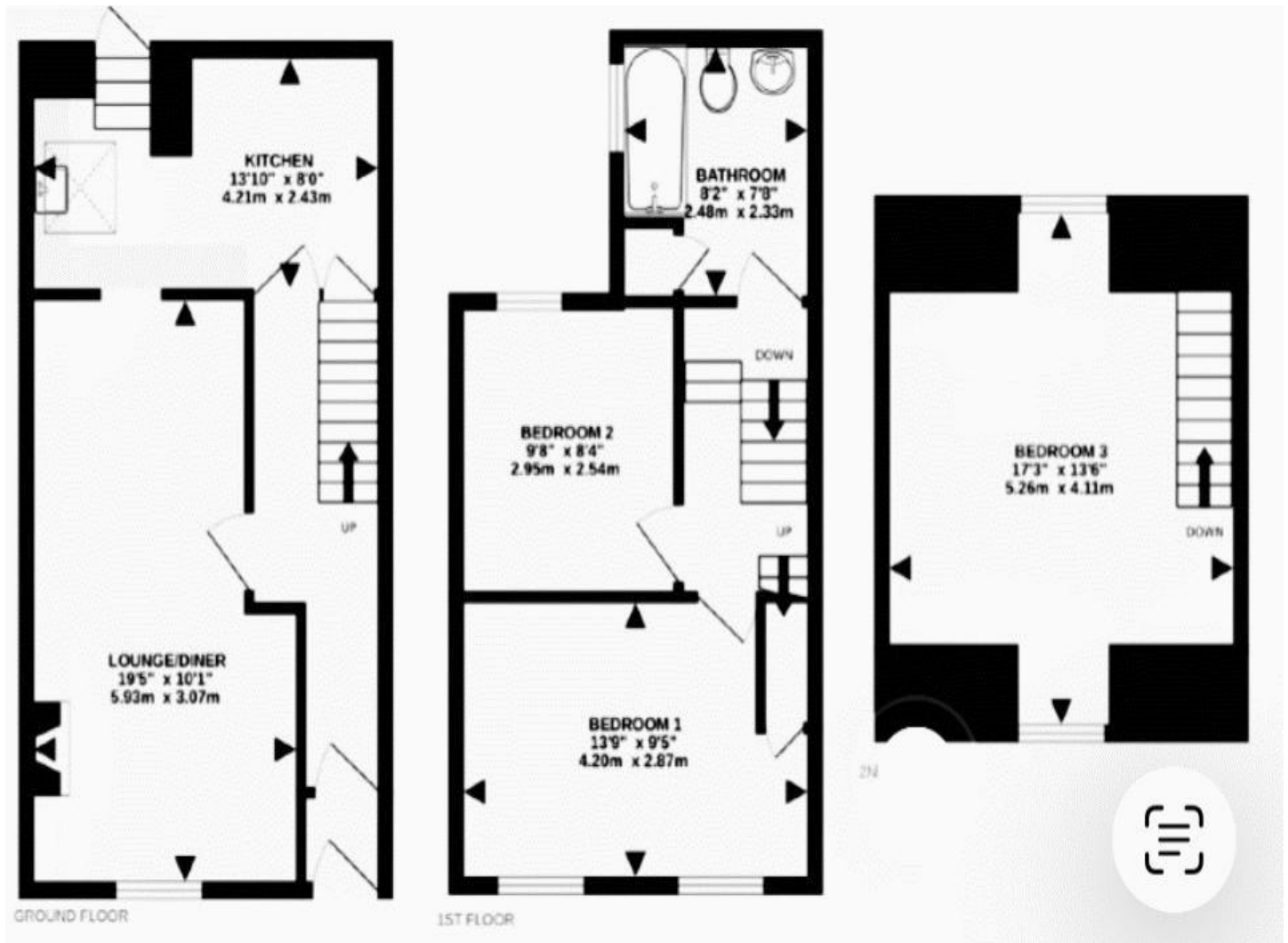
MATERIAL INFORMATION

Verified Material Information ## Costs and tenure Tenure: Freehold Council tax band: C EPC rating: D ## The building Mid-terrace house, standard construction Accessibility adaptations: None ## Services Mains electricity Mains water Mains foul drainage Mains surface water drainage Mains gas central heating Heating features: Double glazing Broadband: ADSL copper wire Mobile coverage: O2 good, Vodafone great, Three good, EE great Parking: 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 Public right of way: Terrace in front of houses separating the house and driveway. 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.



13 TRENWITH TERRACE, ST IVES, CORNWALL



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