

66 POLWITHEN DRIVE

Carbis Bay, St. Ives, TR26 2SS

Price: £270,000



A deceptive two bedroom terraced bungalow situated in one of Carbis Bay's most popular residential locations. Being offered for sale in good decorative order internally, this light and bright bungalow also offers a front conservatory and larger conservatory to the rear, further accommodation comprises a good sized lounge, kitchen and shower room. Externally there is a good size rear garden, front garden and garage en-bloc. with further designated parking space. Gas central heating and double glazing all compliment this super home.





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FRONT CONSERVATORY 20' 4" x 5' 7" (6.21m x 1.70m)

Large front conservatory, windows to 3 sides and polycarbonate roof, power points, door into

ENTRANCE HALLWAY

Radiator, power points, access to loft space, doors to

BEDROOM 8' 8" x 7' 10" (2.65m x 2.38m)

Window to the front looking into the front conservatory, radiator, power points

LIVING ROOM 14' 1" x 11' 5" (4.29m x 3.47m)

Two windows to the front conservatory, moulded fireplace with electric fire onset, radiator, power points, door into

KITCHEN 9' 5" x 9' 10" (2.86m x 3m)

Good size kitchen with window to the rear and door into rear conservatory, radiator, range of eye and base level units with ample worktop surfaces over, space for gas cooker with stainless steel splashback and stainless steel hood and fan over, stainless steel sink unit and drainer with taps over, space and plumbing for dishwasher, space for fridge freezer, tiled splashback, power points

BEDROOM 13' 4" x 8' 9" (4.07m x 2.66m)

Door into rear conservatory, radiator, power points, space and points for wall mounted TV

SHOWER ROOM 9' 5" x 8' 9" (2.86m x 2.66m)

Large shower room with window to the rear conservatory, close coupled WC, pedestal wash hand basin, walk in style shower with electric shower inset, heated towel rail

REAR CONSERVATORY 19' 10" x 7' 11" (6.05m x 2.42m)

A great addition to the property, with glazing to the front and doors opening out the rear garden, glass roof, radiator, power points

OUTSIDE

To the rear is a good sized enclosed garden with ample room for large garden shed or even home office, there is a further small patio space around the side of the garden. Currently laid to artificial grass To the front is a front garden with path access to the property

PARKING

There is a garage en-bloc and designated parking space

MATERIAL INFORMATION

Verified Material Information Council Tax band: C Tenure: Freehold Property type: Bungalow 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 - Great, EE - Great Parking: Allocated and Off Street 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 Historical flooding: No Flood defences: No Coastal erosion risk: No Planning permission issues: No Accessibility and

adaptations: Level access shower 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.



