

# 12 TRELAWNEY ROAD

St. Ives, TR26 1AN

Price: £315,000



# CROSS ESTATES

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An extremely versatile extended end of terrace home located in one of the more popular residential areas of St Ives. Offering the flexibility of either 3 bedrooms or 2 bedrooms and 2 large reception rooms. There is ample off road parking for a number of vehicles, plus currently a large workshop (in need of repair) and excellent sized surround gardens. The property could do with updating however, the extra space on offer internally and externally make this property well worth viewing and quite a rare find in St Ives. Being sold with no further chain. For material information use QR code





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UPVC part glazed door into

### **KITCHEN** 6' 10" x 12' 7" (2.08m x 3.84m)

Having a range of fitted base and eye level units with worktop space over, stainless steel one and a quarter sink unit and drainer, space for gas cooker, two UPVC double glazed window to the front, space for fridge freezer, power points, complimentary tiling, arch through into living room and door to inner hallway through to extension

### **LIVING ROOM** 13' 1" x 12' 0" (3.99m x 3.67m)

UPVC double glazed bay window to the rear overlooking the garden and views down over to the sea, wood floorboards, recess cupboard space, open fire with slate hearth and surround, TV points, cupboard under stairs, power points, door to hallway and first floor

From the kitchen, door to inner hallway and doors to

### **WC**

UPVC double glazed opaque window to the side, boiler, low level WC

### **BEDROOM / LIVING ROOM TWO** 16' 0" x 13' 0" (4.87m x 3.96m)

Great sized extension, versatile, as could be used as a large bedroom or extra reception room, with beautifully crafted vaulted wood ceiling, three double glazed windows to the side and double glazed sliding doors to the garden, wood flooring, space for gas fire

### **INNER HALLWAY**

Double glazed door to the rear, stairs to first floor, radiator

### **FIRST FLOOR LANDING**

Access to loft space, UPVC double glazed window to the front

#### **BATHROOM** 7' 5" x 8' 9" (2.27m x 2.66m)

Panelled corner bath unit with electric shower over, close coupled WC, pedestal wash hand basin, plumbing for washing machine, radiator, UPVC double glazed patterned window to the front

#### **BEDROOM** 9' 11" x 12' 8" (3.03m x 3.86m)

UPVC double glazed window to the rear offering fine views over towards the sea, built in wardrobe, radiator, power points

#### **BEDROOM** 10' 10" x 7' 4" (3.30m x 2.23m)

UPVC double glazed window to the front, power points.

#### **OUTSIDE**

One of the standout features of this property are the gardens, ample off road parking and a large workshop space. The property is approached down some steps and into a front garden giving the property a good degree of privacy. To the side of the property is a large parking area, there is also a large timber built workshop currently in need of renewing or removal for another 2 off road parking spaces. The rear gardens are a great size and extend around to the side of the property. These will be a delight for anyone wanting a large garden and a blank canvas. There is also room subject to all consents and covenants checked, for a further building within the garden

#### **MATERIAL INFORMATION**

Verified Material Information Council tax band: A Tenure: Freehold Property type: House Property construction: Standard form Electricity supply: Mains electricity Solar Panels: No Other electricity sources: No Water supply: Mains water supply Sewerage: Mains Heating: Central heating Heating features:

Double glazing Broadband: FTTC (Fibre to the Cabinet) Mobile coverage: O2 - Good, Vodafone - Good, Three - Good, EE - Good Parking: Off Street and Driveway 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 Coastal erosion risk: No Planning permission issues: No Accessibility and adaptations: None Coal mining area: No Non-coal mining area: Yes Energy Performance rating: Survey Instructed 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.

#### **AGENTS NOTES**

The roof was re-done approx. 3 years ago As with many properties of this age, prospective purchasers should satisfy themselves as to the condition of the property through their own surveys and inspections Please call for further information.



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