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**Penbeagle Crescent,  
St. Ives**

**£200,000  
Freehold**







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## Property Introduction

Offered to the market with no onward chain, this three bedroom terraced house boasts generous gardens to both the front and the rear.

At ground floor level there is a generous living room, kitchen and bathroom with the three bedrooms located upstairs.

The property has double glazed windows and gas central heating.

The property requires a little cosmetic updating and we feel it will make a great family home.

## Location

St Ives is an historic town famed for its beaches like Porthmeor for surfing and family-friendly Porthminster, which sits alongside its famous art scene and stunning coastal walks with scenery that inspired Rosamunde Pilcher and Virginia Woolf, amongst others.

St Ives has a wide range of outdoor activities including surfing, paddle boarding, tennis and golf, to name a few. World famous for its art scene, St Ives is a home to The Tate Gallery, Barbara Hepworth Museum and Sculpture Garden, St Ives School of Painting, St Ives Arts Club, Leach Pottery and much more besides.

### ACCOMMODATION COMPRISES

Double glazed panel front door to:-

### ENTRANCE HALL

Stairs rising to first floor. Radiator. Laminate flooring. Doors to:-

### LIVING ROOM 16' 11" x 10' 11" (5.15m x 3.32m) maximum measurements

Double glazed windows to front and rear. Radiator.

### KITCHEN 10' 10" x 9' 11" (3.30m x 3.02m)

Fitted with a matching range of wall and base cupboards with roll edge worksurfaces over. Cupboard housing consumer unit.

Stainless steel single drainer sink unit. Space for cooker. Space for fridge/freezer. Space for washing machine. Double glazed window to rear. Complementary wall tiling. Radiator. Door to:-

## REAR LOBBY

Cupboard housing gas combination boiler. Double glazed panel door to rear garden. Door to:-

From entrance hall, dog leg stairs to:

## FIRST FLOOR LANDING

Two double glazed windows to front. Smoke alarm. Built-in cupboard. Doors to:-

## BEDROOM ONE 11' 0" x 10' 11" (3.35m x 3.32m)

Double glazed window to rear. Radiator.

## BEDROOM TWO 10' 11" x 9' 11" (3.32m x 3.02m) L-shaped, maximum measurements

Double glazed window to front. Radiator. Recess with hanging rail.

## BEDROOM THREE 9' 11" x 5' 8" (3.02m x 1.73m)

Double glazed window to front. Radiator.

## BATHROOM

Fitted with a white suite comprising panelled bath with electric shower unit over, pedestal wash handbasin and low level WC. Radiator. Obscure double glazed window to side. Complementary wall tiling.

## OUTSIDE

The generous front garden is mainly laid to lawn and enclosed by panelled fencing and hedging. To the rear of the property there is a courtyard with steps down to a further enclosed lawned garden with gated access to the rear pedestrian service lane.

## SERVICES

Mains water, electricity, drainage and gas.

## AGENT'S NOTES

The Council Tax band for the property is band 'A'. Please note, a service charge will be payable (reviewed annually). The current amount from April will be £2.77 pcm.

## DIRECTIONS

From St.Ives town proceed up The Stennack and at the top turn left just after the fire station on to Penbeagle Lane. Take the next turning left on to Penbeagle Crescent and the property will be seen after a short distance on the left hand side. If using What3words drooling.stunner.rates

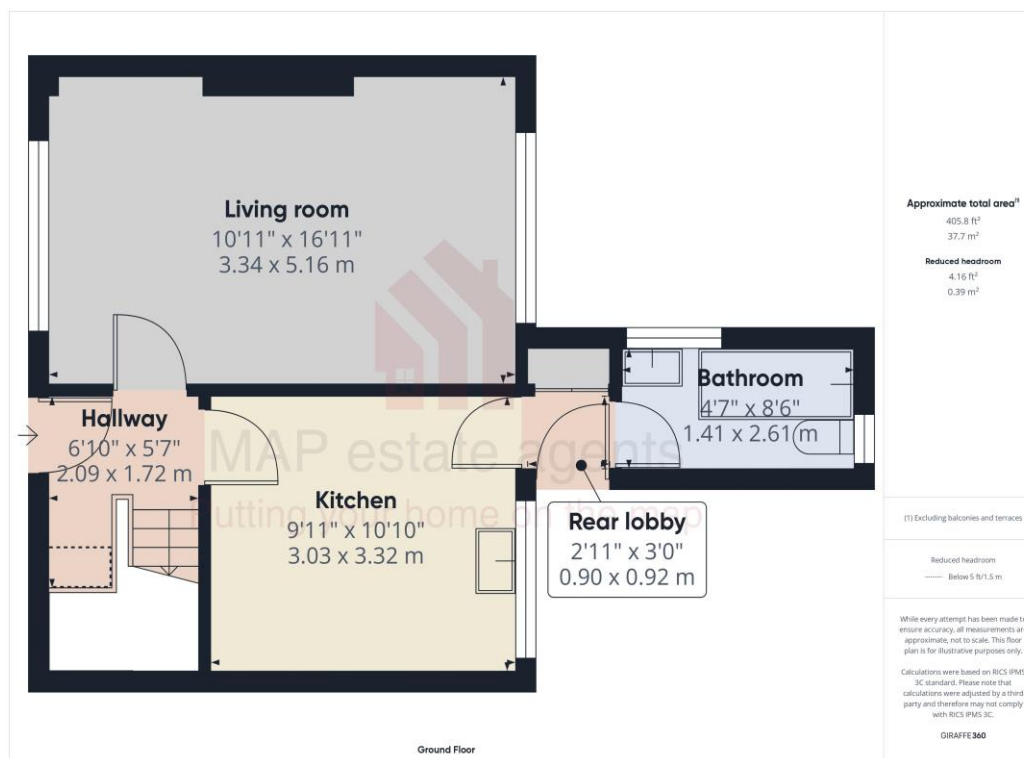


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	62	81
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



## MAP's top reasons to view this home

- Terraced house
- Three bedrooms
- 16' Lounge
- Double glazing and gas central heating
- Ground floor bathroom
- Gardens to front and rear
- Great family home
- Offered for sale chain free



01209 243333 (Redruth & Camborne)  
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[sales@mapestateagents.com](mailto:sales@mapestateagents.com)

Gateway Business Park, Barncoose  
Cornwall TR15 3RQ

[www.mapestateagents.com](http://www.mapestateagents.com)

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