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**Trelawney Avenue,
St. Ives**

**£260,000
Freehold**





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Property Introduction

Offered to the market with no forward chain, this end of terrace two bedroomed home offers well proportioned accommodation briefly comprising living room and kitchen on the ground floor with the two bedrooms and family bathroom situated upstairs.

The property has double glazing and is warmed via gas central heating to radiators. To the front of the property there is a walled token front garden with side access to the rear where one will find a most generous garden area which requires a degree of maintenance.

Viewing highly recommended.

Location

St Ives is a charming coastal town famed for its rich heritage, showcased in its numerous galleries, including the renowned Tate St Ives, Barbara Hepworth Museum and Sculpture Garden, St Ives School of Painting, Leach Pottery and many more.

St Ives is well-known for its four stunning beaches, Porthmeor is a favourite amongst surfers, whilst the calmer, clear waters of Porthminster beach, is ideal for families. The picturesque Porthgwidden beach provides a more secluded escape and the Harbour beach is where you can enjoy boat rides and building sandcastles. The stunning coastal walks and scenery around The Island 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.

ACCOMMODATION COMPRISES

uPVC front door to:

ENTRANCE HALL

Stairs rising to first floor. Smoke alarm. Door to:

LIVING ROOM 15' 9" x 9' 8" (4.80m x 2.94m)

Double glazed window to front. Radiator. Understairs storage cupboard. Door to:

KITCHEN 14' 5" x 7' 0" (4.39m x 2.13m)

Fitted with a range of base cupboards with work surfaces over. Stainless steel single drainer sink unit with mixer tap over. Space for cooker. Tiled splash back. Wall cupboard housing combination boiler. Double glazed window to rear. Radiator. Double glazed door to rear garden. From entrance hall, stairs rising to:

LANDING

Access hatch to loft storage space. Smoke alarm. Doors to:

BEDROOM ONE 14' 5" x 10' 8" (4.39m x 3.25m)

Two double glazed windows to front elevation. Radiator.

BEDROOM TWO 11' 7" x 9' 9" (3.53m x 2.97m)

Double glazed window to rear. Radiator.

BATHROOM

Fitted with a white suite comprising panelled bath, wall mounted wash handbasin and w.c. Obscure double glazed window to rear.

OUTSIDE

To the front of the property there is a walled token front garden with side path that leads to the rear garden. The rear garden is most generous with lawn and further area which at present is a little overgrown and requires a degree of clearing.

SERVICES

Mains water, electricity, drainage and gas.

COUNCIL TAX BAND

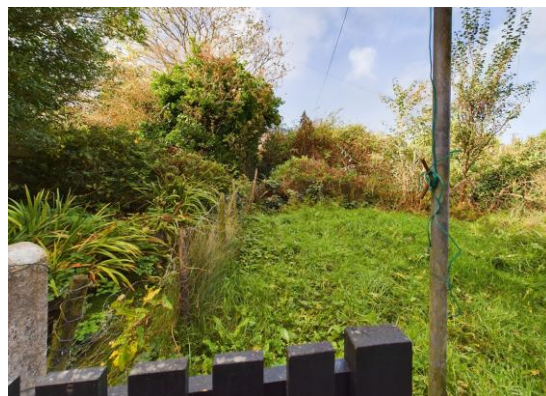
'A'

AGENTS NOTE

There is a restrictive covenant on the property that the property can only be used as a private dwelling house, therefore holiday letting is not permitted.

DIRECTIONS

From St. Ives fire station, proceed down the Stennack and at the roundabout take the first exit on to Carnellis Road. Turn left and left again on to Trelawney Avenue where the property will be found on the right hand side. If using What3words skills.showering.author

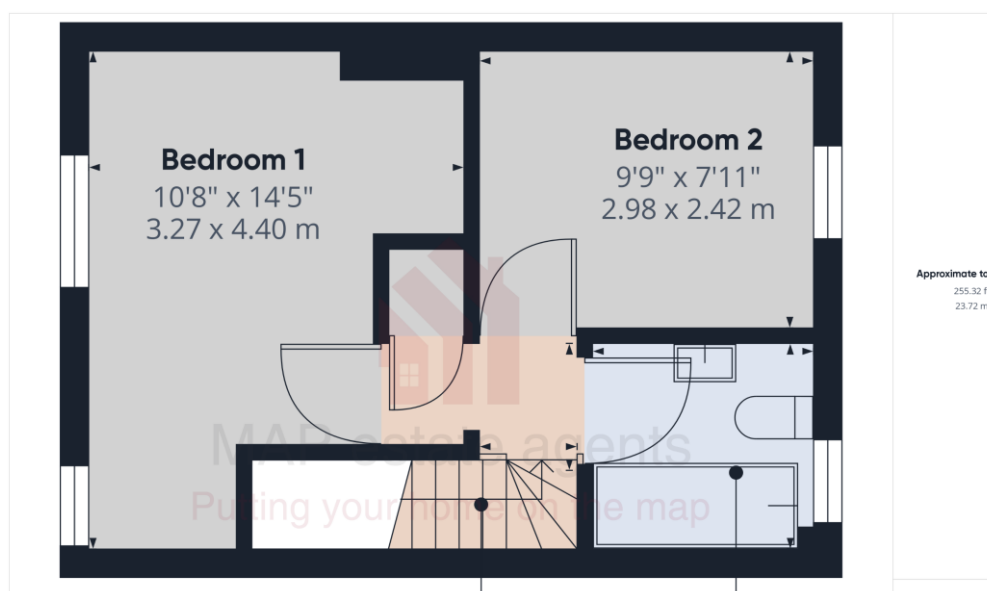
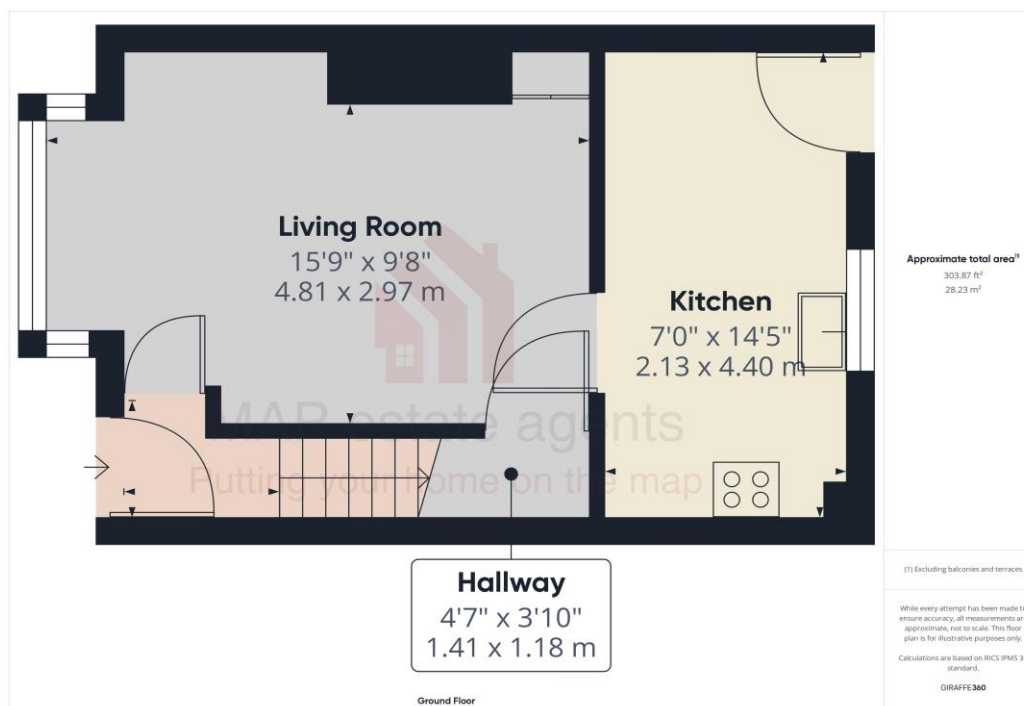


Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



MAP's top reasons to view this home

- End of terrace
- Two bedrooms
- Double glazing and gas central heating
- Large rear garden
- First floor bathroom
- No chain sale
- Ideal first time buy
- Council tax band 'A'



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01736 322200 (St Ives & Hayle)
01326 702400 (Helston & Lizard Peninsula)

01736 322400 (Penzance & surrounds)
01326 702333 (Falmouth & Penryn)
01872 672250 (Truro)

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