

9 THE CARRACKS, TOWEDNACK ROAD

St Ives, TR26 3AJ

Price: £310,000



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ESTATES**

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Perfectly situated to enjoy everything St Ives and Cornwall has to offer, within walking distance to the town centre of St Ives, glorious views from the front over Rosewall Hill and country walks outside the front door. 9 The Carracks, is a stylish and extremely well presented three bedroom home that has been lovingly refurbished to an immaculate condition by the present vendors. The property comprises spacious accommodation internally offering open plan living / dining room, large and well equipped kitchen / diner, downstairs cloakroom with the first floor offering three double bedrooms (main en-suite) and family bathroom. Externally there is an enclosed front garden and designated off road parking space. This is a super and well thought of development just on the fringes of St Ives in a semi-rural location. This property would also make an extremely comfortable home or equally if you wanted to holiday let, it has been very successful in the past. With an EPC rating of B, the home is highly efficient. Viewing is highly recommended. The property would be available to purchase fully furnished.



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LOCATION

Situated on the fringes of St Ives, this highly thought of development offers the best of both worlds with the popular coastal town of St Ives within walking distance for many people and rural / countryside walks also on your doorstep. Great for dog owners and walkers and for people who want to enjoy coastal living. There are some great sunsets from the front in the evenings.

Composite door with canopy from the front leading into

LOUNGE / DINING ROOM 19' 4" x 15' 1" (5.9m x 4.6m)

Beautiful, generous sized room offering bright and light space with window to the front overlooking the gardens with fine rural views to Rosewall Hill and a window to the rear with half glazed door leading out to the small courtyard. Ample power points, TV point, underfloor heating, stairs to first floor with useful storage cupboard under housing the underfloor heating manifolds. Door to

KITCHEN 13' 5" x 9' 2" (4.1m x 2.8m)

Very well appointed and spacious kitchen having an extensive range of contemporary white gloss eye and base level units with ample polished granite worktop surfaces over. Integrated AEG appliances including dishwasher, washing machine, eye level double oven and grill, four ring gas hob with extractor over. One and half stainless steel sink unit with Corian drainer, ample power points, window to the front

CLOAKROOM / WC

Opaque window to the rear, cupboard housing the boiler system, enclosed WC, wall hung wash hand basin, ceramic tiled floor, extractor fan

FIRST FLOOR LANDING

Access to loft space, cupboard housing underfloor heating manifolds for the first floor

BEDROOM ONE 12' 6" x 9' 2" (3.8m x 2.8m)

Lovely sized double bedroom with window to the front offering fine rural views over towards Rosewall Hill with Buttermilk Hill in the distance, power points, TV point, door to

EN-SUITE 8' 6" x 3' 11" (2.6m x 1.2m)

Opaque window to the rear, fully tiled floor and walls, large walk in shower cubicle with mains fed shower inset offering rainfall and detachable shower heads, enclosed WC, wall hung wash hand basin with large fitted mirror, stainless steel heated towel rail, extractor fan

BEDROOM TWO 11' 10" x 9' 10" (3.6m x 3.0m)

Window to the front offering the same lovely rural views, power points, TV point

BEDROOM THREE 9' 2" x 8' 2" (2.8m x 2.5m)

Window to the rear offering views over moorland, power points, TV point

BATHROOM 7' 7" x 5' 7" (2.3m x 1.7m)

Opaque window to the rear, panelled bath with shower attachment and glass screen, enclosed WC, wall hung wash hand basin with large fitted mirror, ceramic tiled floor and part tiled walls, extractor fan, stainless steel heated towel rail

OUTSIDE

To the front of the property, a wooden pedestrian gate gives access to the lawned garden with small patio area. This is a super place to sit and enjoy the afternoon and evening sun. To the back of the property is a small gravelled area ideal for laundry drying, wetsuits and storage etc.

**PARKING**

There is a marked designated parking space to the front of the property, the vendors also have a five bar timber gate which would allow further parking into the front if required.

SERVICES

Mains drainage, mains electricity, mains gas which also fires the hot water and underfloor heating. Broadband is available at the property with projected speeds of 80Mbps, superfast is available. Mobile Coverage: O2 and Vodafone will give the best coverage with Three and EE limited

COUNCIL TAX

C

EPC

B

TENURE

Freehold

RIGHTS OF WAY AND FEES

The development is a private road and the annual fees are approximately £165.00

CONSTRUCTION

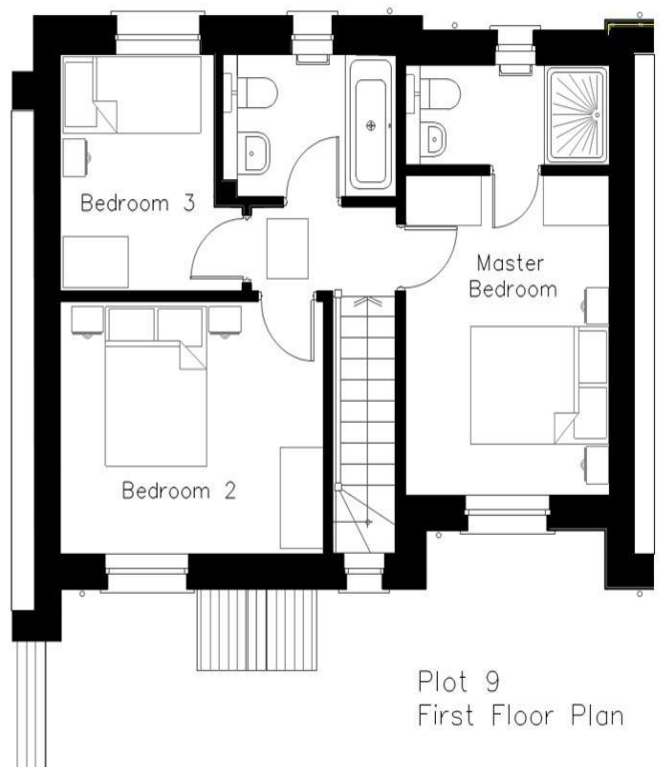
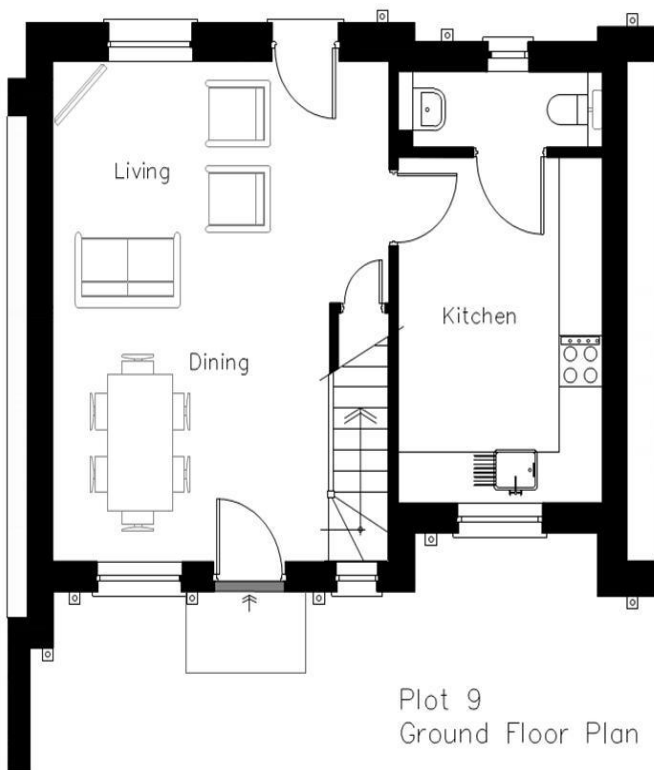
Standard construction

FLOOD RISK

Surface water and drainage - Very Low Risk
Seas and River - Very Low Risk



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