



Spernen Close  
Carbis Bay  
St. Ives  
TR26 2QT  
Asking Price £300,000

- SPACIOUS 3-BEDROOMED FAMILY HOME
  - BRIGHT AND AIRY LOUNGE
- KITCHEN/DINING ROOM IDEAL FOR MODERN LIVING
- CONSERVATORY OVERLOOKING THE REAR COURTYARD
- FIRST-FLOOR FAMILY BATHROOM
- GAS CENTRAL HEATING & DOUBLE GLAZING
  - LAWNED FRONT GARDEN AND ENCLOSED REAR COURTYARD
    - COMMUNAL PARKING
- CONVENIENT LOCATION CLOSE TO ST IVES
  - SCAN QR CODE FOR MATERIAL INFORMATION



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Tenure - Freehold

Council Tax Band - C

Floor Area - 953.00 sq ft



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#### DESCRIPTION

A spacious and versatile family home offering excellent potential to adapt and grow with your needs. With three well-proportioned bedrooms, a generous lounge, and an open-plan kitchen/dining area, this property provides a flexible layout perfect for modern family life. The property benefits from gas central heating and double glazing, ensuring comfort throughout the year. The addition of a conservatory and a first-floor bathroom further enhances its practicality, while the lawned front garden and enclosed rear courtyard offer outdoor space for children to play or for entertaining.

This home represents an ideal opportunity for a second-time buyer looking for a property that can evolve with their family, or for anyone considering a rental or investment purchase, with its convenient location and strong local appeal. Communal parking completes the package, making this a truly versatile and well-positioned home in the heart of Carbis Bay.

#### LOCATION

Spernen Close is tucked away in the charming coastal village of Carbis Bay, offering a peaceful and friendly atmosphere while still being close to local amenities. The village has a small parade of shops including a convenience store, café, chemist, and other essentials, making everyday life easy. Carbis Bay also benefits from its own train station, providing a quick link into St Ives and beyond.

The village is best known for its beautiful Blue Flag beach, perfect for families, swimming, and watersports. There are also excellent walking and cycling routes along the South West Coast Path, giving stunning views across the bay and surrounding coastline.

Just a short distance away, the vibrant town of St Ives offers a lively arts and culture scene, with galleries such as Tate St Ives, independent shops, cafés, and restaurants. The picturesque harbour, additional beaches, and buzzing town centre make it a wonderful place to explore while still being within easy reach of the calm of Carbis Bay.

Spernen Close really offers the best of both worlds: a quiet, coastal village lifestyle with all the amenities and attractions of one of Cornwall's most popular towns just minutes away.

#### THE ACCOMMODATION COMPRISES

(All dimensions are approximate and measured by LIDAR)

Double glazed front door leading into....

#### SPACIOUS ENTRANCE PORCH

Double glazed window to front. Cloaks hanging space. Tiled floor. Wooden door with inset obscure glazed panels into....

#### LOUNGE

A light and spacious room. Large double glazed window to front overlooking lawned garden. Gas fire on a slate hearth and surround with wooden

mantle over and display shelving to one side. Radiator. Wooden door to stairs leading to the first floor. Understairs storage cupboard. Wood effect laminate flooring. Wooden multi glazed French doors into....

#### KITCHEN/DINING ROOM

Internal window into conservatory. Fitted with a range of base, wall and drawers units with work surfaces over and tiled splashbacks. Stainless steel one and a half bowl sink unit and drainer with mixer tap over. Built gas oven and hob with extractor hood over. Integrated fridge freezer and dishwasher. Space for washing machine. Radiator. Space for dining table and chairs. Tiled floor. Spot lights. Wooden door with inset glazed panels and internal window into.....

#### CONSERVATORY

Double glazed windows and door to rear courtyard garden. Tiled floor. Polycarbonate roof.

#### FIRST FLOOR

Stairs from lounge to.....

#### LANDING

Built in airing cupboard housing gas boiler. Loft access.

#### BATHROOM

Obscure double glazed windows to rear. Panelled bath with mixer tap and wall mounted shower above. Glazed shower screen and tiled wall. Low level WC. Pedestal wash hand basin. Complimentary tiled surround. Heated towel rail. Tiled floor.

#### BEDROOM 1

Double glazed window to front. Built in louvre door wardrobes. Radiator.

#### BEDROOM 2

Double glazed window to rear. Built in louvre door wardrobes. Radiator.

#### BEDROOM 3

Double glazed window to front.. Radiator.

#### OUTSIDE

##### FRONT

Accessed by wooden gate. Enclosed lawned garden with mature borders. Seating area. Pathway down to front door.

##### REAR

Enclosed paved courtyard garden. Wooden garden shed. Pedestrian gate to rear service lane.

##### PARKING

Communal parking available.

##### SERVICES

Mains Electricity, Gas, Water and Drainage. Gas boiler situated in airing cupboard on the landing.



## DIRECTIONS

From the Tempest roundabout at Lelant, proceed through the village, following the road to Carbis Bay. Proceed through Carbis Bay passing The Gannet restaurant on your left hand side. Turn left onto Count House Lane just before Tesco supermarket. At the top of Count House Lane bear right into Menhry Drive. Follow the road and Spernen Close will be seen on the right hand side. Turn right and number 33 can be found on the left hand side.

## MATERIAL INFORMATION

Verified Material Information

Council Tax band: C

Tenure: Freehold

Property type: House

Property construction: Standard construction

Energy Performance rating: C

Number and types of room: 3 bedrooms, 1 bathroom, 1 reception

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: FTTC (Fibre to the Cabinet)

Mobile coverage: O2 - Great, Vodafone - Good, Three - Good, EE - Good

Parking: On Street and Communal

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: None

Coal mining area: No

Non-coal mining area: Yes

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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.





Approximate total area<sup>(1)</sup>  
953 ft<sup>2</sup>  
88.6 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



## Needing To Sell?

Are you interested in this property but aren't currently in a proceedable position?

**Don't Panic!**

Contact Us On The Details Below To Arrange A Valuation

## Here To Help

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>85</b>
(69-80) <b>C</b>		<b>72</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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