



Praze An Creet

St. Ives

TR26 2ET

Asking Price £269,000

- WELL PRESENTED HOME WITH 2 BEDROOMS AND 2 BATHROOMS
 - NO ONWARD CHAIN
- KITCHEN BREAKFAST ROOM
- LOUNGE DINING ROOM
 - ENCLOSED GARDEN
 - GARAGE
- VIEWS UP TO GODREVY LIGHTHOUSE AND BEYOND
- RECENTLY REFITTED VELUX WINDOWS WITH BLACKOUT BLINDS
- GAS CENTRAL HEATING - NEW BOILER FITTED ON 01.04.2025
- SCAN QR CODE FOR MATERIAL INFORMATION



 **Millerson**
millerson.com

Tenure - Freehold

Council Tax Band - B

Floor Area - 688.89 sq ft



2



2



1



C74

Entrance

Double glazed front door opening into:

Reception Porch

Wooden flooring. Cloaks rail. Wall mounted gas boiler. Glazed door opening into:

Reception Hall

Laminate flooring. Radiator. Carpeted stairs rising to the first floor landing. Door opening into:

Kitchen

10'0" x 9'9" (3.05 x 2.97)

Laminate flooring. Radiator. Base level units and drawers offering rolled edge worksurfaces above with a recess below for a washing machine. Integrated stainless steel sink drainer with a swan neck mixer tap above. Integrated 4 ring gas hob with a stainless steel extractor fan above and an oven grill below. Glazed splashback and tiled splashbacks and upstands. Integrated fridge and freezer. Eye level units. Pantry style cupboard housing the consumer unit. Double glazed window to the front aspect. Door opening into:

Lounge Dining Room

15'10" x 13'1" (4.83 x 3.99)

Laminate flooring. Radiator. Under stairs storage cupboard. Flueless gas fire. Double glazed window to the rear aspect. Double glazed patio doors opening onto the rear garden.

Returning to the reception hall there are carpeted stairs with hand rail to side rising to:

Landing

Carpet. Radiator. Velux window. Mezzanine storage area. Doors opening into:

Bedroom

13'1" x 7'7" (3.99 x 2.31)

Carpet. Radiator. Double glazed window to the front aspect with a Velux window above incorporating a blackout blind. Exposed beam. Door opening into:

Ensuite

6'7" 2'10" (2.01 0.86)

Tiled effect flooring. Dual flush low level W/c. Pedestal hand wash basin. Shower with shower head above of the mains. Heated ladder towel rail.

Bathroom

6'6" 5'5" (1.98 1.65)

Vinyl flooring. Dual flush low level W/c. Pedestal hand wash basin. Bath with shower above of the main and shower screen to side. Extractor fan. Tiled splashbacks and surrounds. Ladder towel rail.

Bedroom

13'1" x 8'4" (3.99 x 2.54)

Carpet. Radiator. Double glazed window to the rear aspect with a Velux window above incorporating a blackout blind offering a lovely view out into St Ives bay and up to Godrevy lighthouse and beyond. Exposed beam.

Outside

To the front of the property is an open low maintenance gravelled garden area. The rear garden is accessed via the patio doors in the living room and open out onto a recently refitted decking area which creates the ideal Alfresco dining area or area to sit and relax and enjoy those lazy afternoons. There are steps leading down onto the lawn garden with stepping stones leading to the rear of the garden. The garden is fully enclosed by block walling and slatted fencing. At the rear of the garden is a door accessing into:

Garage

18'1" x 8'5" (5.51 x 2.57)

Metal up and over door. Storage in eaves. Wall mounted cupboards. Power and light connected.

Material Information

Verified Material Information

Council tax band: B

Council tax annual charge: £1821.97 a year (£151.83 a month)

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 - Excellent, Vodafone - Excellent, Three - Excellent, EE - Excellent

Parking: Garage and Off Street

Building safety issues: No

Restrictions - Listed Building: No

Restrictions - Conservation Area: No

Restrictions - Tree Preservation Orders: None

Public right of way: No

Long-term flood risk: No

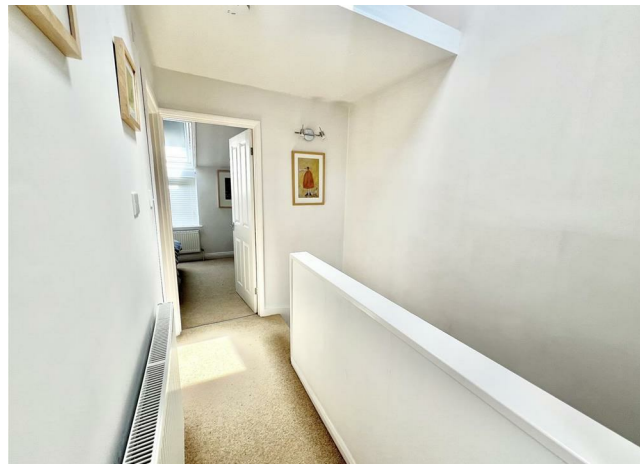
Coastal erosion risk: No

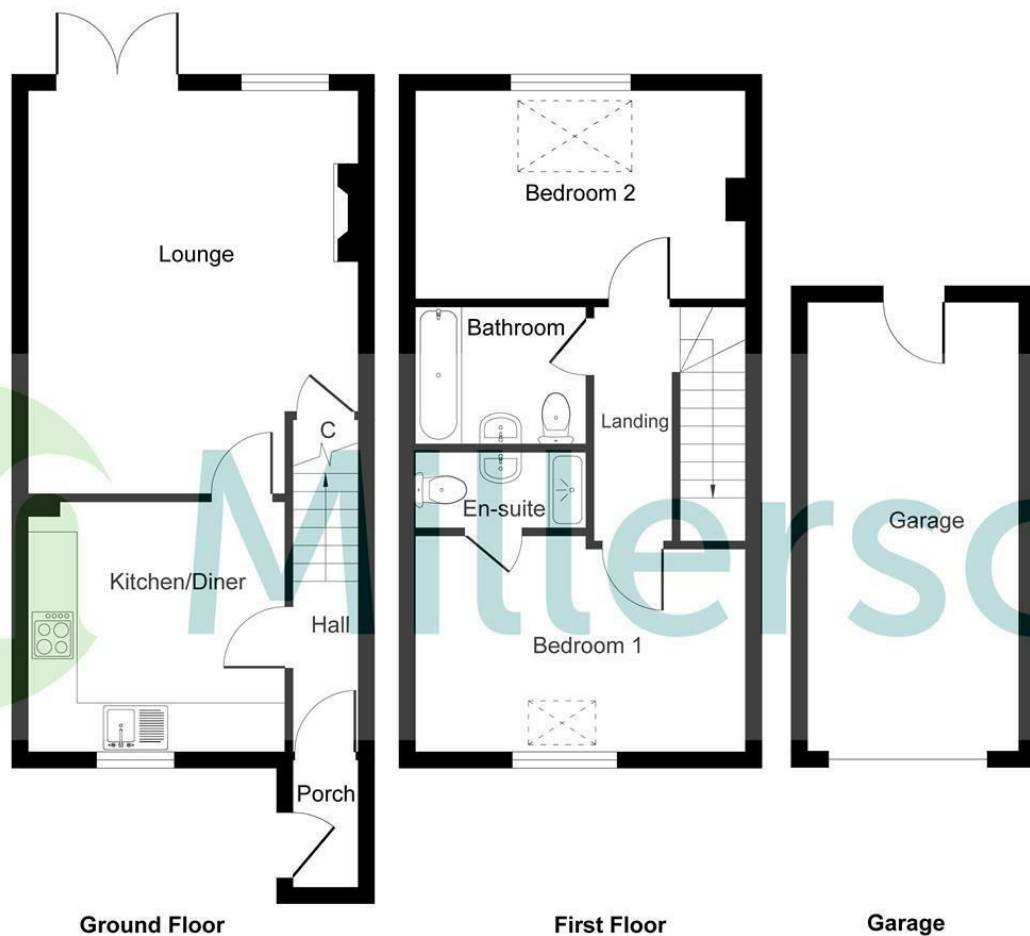
Planning permission issues: No

Accessibility and adaptations: None



Coal mining area: No
 Non-coal mining area: Yes
 Energy Performance rating: C
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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.





PLEASE NOTE, THIS FLOOR PLAN IS INTENDED FOR ILLUSTRATIVE PURPOSES ONLY. NO MEASUREMENT HAVE BEEN TAKEN AND IT IS NOT TO SCALE.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

Needing To Sell?

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

Don't Panic!

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Here To Help

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