Polwithen Drive
Carbis Bay
St. Ives
TR26 2SS

Asking Price £260,000

- SEMI DETACHED TWO BEDROOM BUNGALOW
- OFFERED FOR SALE IN EXCELLENT CONDITION WITH NO ONWARD CHAIN
- GAS HEATING AND DOUBLE GLAZING
- BATHROOM AND SHOWER ROOM
- SPACIOUS LIVING ACCOMMODATION
- ENCLOSED GARDENS
- ALLOCATED PARKING
- POPULAR RESIDENTIAL LOCATION
- EPC: C75
- SCAN QR FOR MATERIAL INFORMATION

Millerson
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Tenure - Freehold

Council Tax Band - B

Floor Area - 677.00 sq ft

2

2

1

C75

PROPERTY DESCIPTION

A surprisingly spacious, two bedroom semi detached bungalow, situated within a popular residential location, centrally located within Carbis Bay.
The property offers spacious living accommodation, with the added benefit of a bathroom and a shower room, an open plan lounge diner and separate kitchen.
There is a an enclosed rear courtyard style garden, designed for low maintenance in mind offering a high degree of privacy, plus an enclosed garden area to the front with raised beds.

LOCATION

Polwithen Drive is located in Carbis Bay, a picturesque coastal village near St Ives.
The area offers a peaceful, residential setting with a distinctly village-like feel, surrounded by the natural beauty of the Cornish coastline. It is well-connected by public transport, with Carbis Bay train station just a short walk away, offering regular services to St Ives, Penzance, and connections to mainline routes at St Erth. Several bus routes also serve the area, providing easy access to nearby towns and attractions. One of the key highlights of the area is its proximity to stunning beaches—Carbis Bay Beach, known for its golden sands and calm waters, is within walking distance, while the world-renowned Porthminster and Porthmeor beaches in St Ives are just a short journey away. The area is also served by well-regarded schools, such as St Uny CofE Academy and St Ives School, both rated Good by Ofsted. With its quiet atmosphere, excellent transport links, and access to beautiful beaches, Polwithen Drive is a highly desirable location for those seeking a relaxed yet well-connected coastal lifestyle.

THE ACCOMMODATION COMPRISES

(All dimensions are approximate and measured by LIDAR).

Obscured entrance door opening into...

ENTRANCE VESTIBULE

Tiled flooring, glazed door leading into...

ENTRANCE HALLWAY

Tiled flooring, loft access, door into...

BEDROOM

A spacious bedroom with fitted carpet, double glazed window to the front and side aspect, radiator.

BATHROOM

Fitted with a white suite, comprising panel enclosed bath, electric shower above, tiled surround, obscured double glazed window to the front, low level w/c with push button flush.
Vinyl wood effect flooring, radiator, pedestal wash hand basin, tiled splash back.

SHOWER ROOM

Attractively fitted with a modern suite, comprising corner shower cubicle with mains fed shower, with drencher head and wand attachment, tiled surround.
Low level w/c with push button flush, pedestal wash hand basin with waterfall style tap, tiled splash back. Useful built in storage cupboard, tiled flooring.

BEDROOM

Fitted carpet, Velux roof light, built in storage cupboard and cupboard housing gas combination boiler.

LOUNGE DINER

A most spacious open plan lounge/diner, with white painted floor board, double glazed window to the size, radiator, archway into dining area with radiator, double glazed French doors to the rear.
Door leading into...

KITCHEN

Fitted with a range of shaker style base and wall mounted units, with roll top granite effect work surfacing over. Four ring gas hob, stainless steel splash back, and tiled splash back, stainless steel extractor above. Integrated oven below.
Stainless steel sink and drainer, mixer tap, tiled splash back, double glazed window to the rear, three wall lights, radiator, tiled flooring, space for washing machine, fridge and freezer.
Obscured double glazed door leading onto rear courtyard.

OUTSIDE

The property is approached via a pathway which leads to the front door, there is a small lawned garden and gravel area to the side, enclosed by fencing. Gated access to the side leads onto an enclosed garden with raised flower and vegetable beds.
There is a covered storage area, a garden shed, enclosed by fencing.

REAR

To the rear of the property there is a good sized courtyard area, offering a high degree of privacy, laid to wooden decking, with a large metal storage shed, enclosed by fencing with gated access to the rear leading onto a rear service lane which provides access down to...

SERVICES

Mains electricity, gas, water and sewerage.
The property is heated via gas fired boiler, located within the bedroom.

ALLOCATED PARKING

The property benefits from an allocated parking space for one car.

DIRECTIONS

To get to Polwithen Drive from Hayle Fore Street by car, begin by heading east along Fore Street and continue onto Hayle Causeway. Take the slip

road toward Lelant, and at the first roundabout turn right. At the next roundabout, bear right again and continue through Lelant village. As you approach Carbis Bay, just before reaching Tesco on your left, turn left onto Count House Lane. Then take the next left onto Wheal Speed Road, continue along this road and follow it round to the left onto Polwithen Drive. The property will then be located on your left hand side and a member of the team will be there to meet you.

MATERIAL INFORMATION

Verified Material Information
Council Tax band: B
Tenure: Freehold
Property type: Bungalow
Property construction: Standard construction
Energy Performance rating: C
Number and types of room: 2 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: None
Broadband: FTTP (Fibre to the Premises)
Mobile coverage: O2 - Good, Vodafone - OK, Three - Good, EE - Great
Parking: Allocated
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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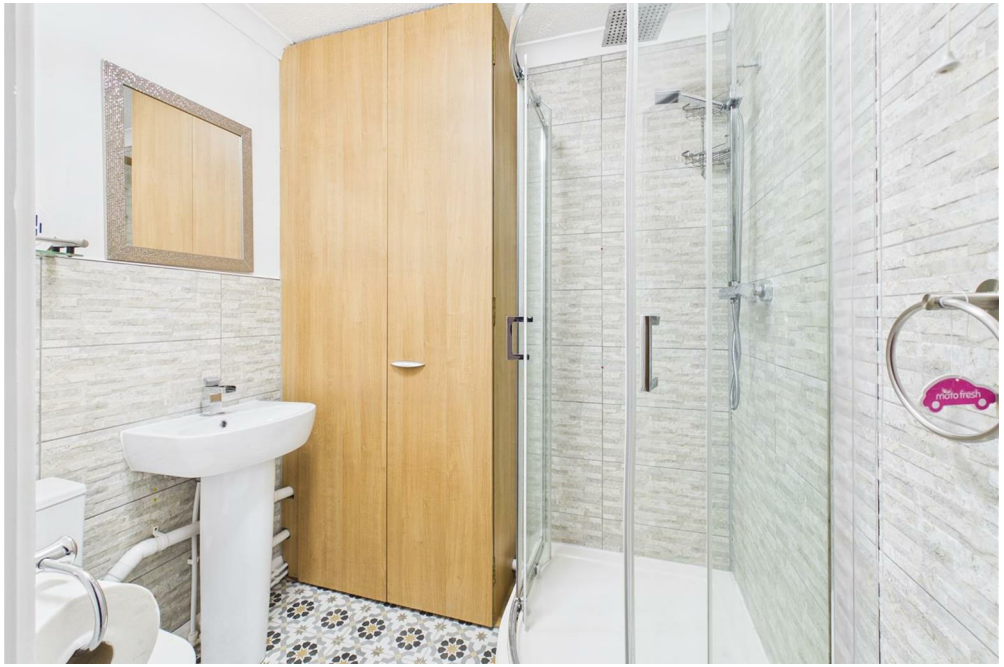
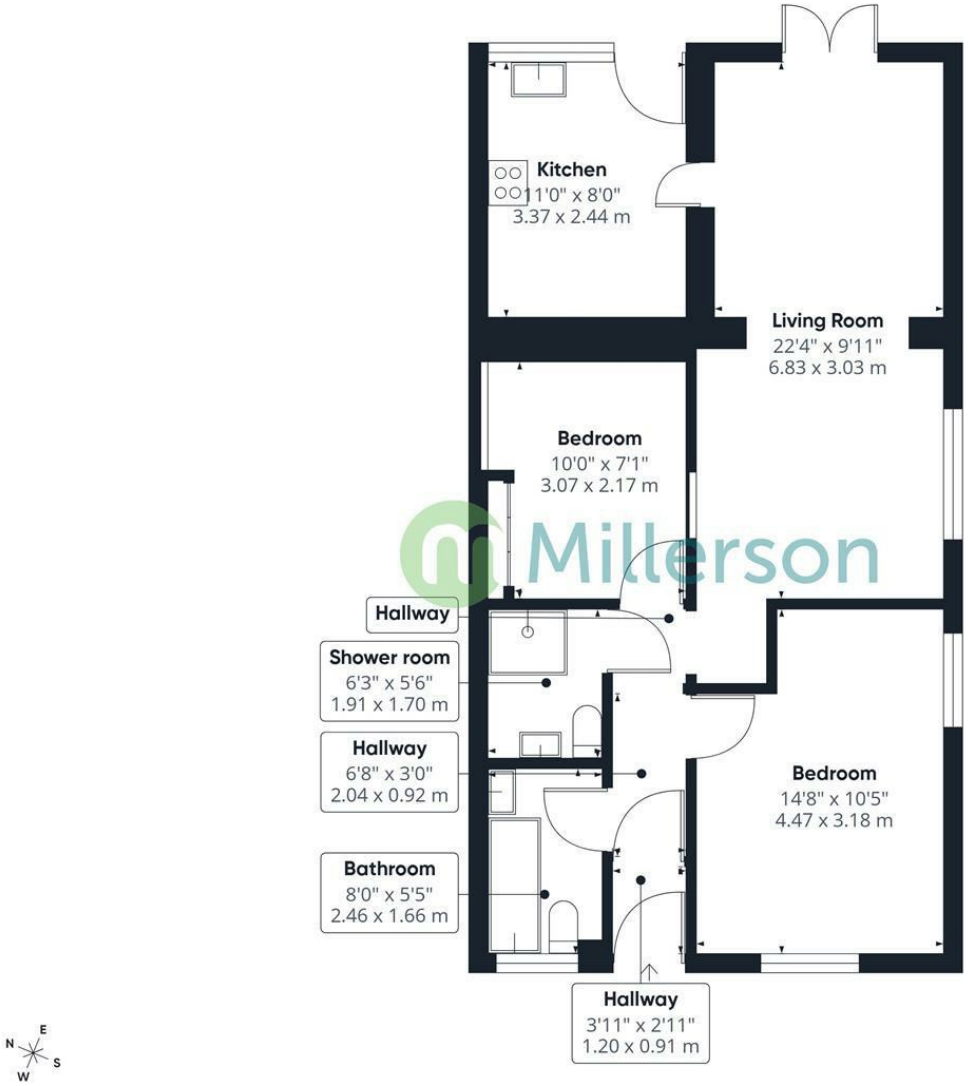


Polwithen Drive, Carbis Bay, St. Ives, TR26 2SS

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(1)

677 ft²

62.9 m²

(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.

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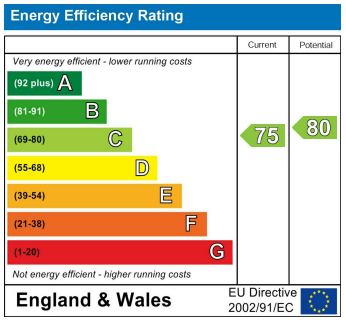

Needing To Sell?

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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