



Praze An Creet

St. Ives

TR26 2ET

Offers In The Region Of  
£290,000

- BEAUTIFULLY PRESENTED SEMI DETACHED HOME
  - 3 BEDROOMS
- LIGHT AND AIRY LOUNGE/DINING ROOM
  - KITCHEN
  - SHOWER ROOM
- ATTACHED GARAGE AND DRIVEWAY
- LOW MAINTENANCE GARDENS
- GAS CENTRAL HEATING AND DOUBLE GLAZING
- VIEWING HIGHLY RECOMMENDED.
- SCAN QR CODE FOR MATERIAL INFORMATION



 **Millerson**  
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Tenure - Freehold

Council Tax Band - C

Floor Area - 829.00 sq ft



#### PROPERTY DESCRIPTION

A beautifully presented semi-detached home set within a popular residential area, offering stylish and comfortable living throughout. The property features three well-proportioned bedrooms, a bright and spacious lounge/dining room, and a modern fitted kitchen. Upstairs, there are three bedrooms and a generously sized shower room. Outside, both the front and rear gardens have been thoughtfully designed for low maintenance, complemented by an attached garage and a paved driveway. With gas central heating and double glazing, this home is ready to move straight into and enjoy from day one. An ideal choice for families or first-time buyers seeking a turnkey property.

#### LOCATION

Situated on the outskirts of St Ives, Praze An Creet enjoys a peaceful, residential setting that feels comfortably removed from the bustle of the town centre, while still being within easy reach of its renowned harbour, beaches and amenities. The location offers an ideal balance—perfect for those seeking a quieter lifestyle without sacrificing convenience, with the centre accessible by a pleasant walk, short drive or local transport links. The nearby St Ives Bay Line provides a scenic rail connection to St Erth, where the mainline station offers direct services further afield, making it particularly appealing for commuters. The property is also well positioned for access to Hayle and Penzance, both offering a wider range of shops, services and transport connections.

#### ACCOMMODATION COMPRISES:-

(All dimensions are approximate and measured by LIDAR)

Obscure double glazed door and window leading into....

#### ENTRANCE PORCH

Obscure double glazed window to side. Tiled floor. Cloaks hanging space. Wooden door into....

#### LOUNGE/DINING ROOM

A light and airy dual aspect room. Double glazed windows to front and rear. Coal effect gas fire. Two radiators. Stairs rising to first floor. Door into....

#### KITCHEN

Double glazed window overlooking rear garden. Double glazed door to rear. Fitted with a range of White high gloss wall, base and drawers units with wood effect work surfaces over. Inset stainless steel sink unit and drainer with mixer tap over. Built in electric oven and hob with extractor fan over. Space and plumbing for washing machine. Under counter space for fridge and freezer. Inset ceiling spotlights. Vinyl flooring.

#### FIRST FLOOR

#### LANDING

Painted, wooden spindles and balustrade. Access to fully boarded loft space. Storage cupboard. Doors off to shower room and bedrooms.

#### SHOWER ROOM

Large obscure double glazed window to rear. Large, fully tiled shower cubicle with glazed screens and fitted electric shower. Oblong pedestal wash hand basin with mixer tap. Low level WC. Corner glass shelving. Towel rails. Vinyl flooring.

#### BEDROOM 1

Large double glazed window to front enjoying distant views across St Ives Bay towards Godrevy Lighthouse and Hayle beach. Double mirrored wardrobe unit. Radiator.

#### BEDROOM 2

Double glazed window to rear overlooking garden. Two built in wardrobe cupboards. Radiator.

#### BEDROOM 3

Double glazed window to front enjoying distant sea views across St Ives Bay towards Godrevy Lighthouse and Hayle beach. Radiator. Currently used an office.

#### OUTSIDE

#### ATTACHED GARAGE

Up and over fibre glass door. Double glazed pedestrian door to rear courtyard. Electricity connected.

#### FRONT

The front garden is designed for low maintenance, being predominantly laid to shingle with space for pots and planting. Paved driveway with parking for one vehicle leads to garage. Steps up to front door.

#### REAR

Accessed from the kitchen. Steps down to a small paved courtyard suitable for bin storage. Double glazed pedestrian door to garage. Wooden steps up to enclosed garden area. Wooden decked patio suitable for table and chairs. Timber garden shed. Laid to shingle with raised planters. Enclosed by fencing and hedging. Outside tap.

#### SERVICES

Mains Water, Electricity, Gas and Drainage. The gas boiler is located in the kitchen.

#### DIRECTIONS

At the Tempest mini roundabout in Lelant, take the first exit towards Lelant Downs. Follow the road, passing the John Fowler holiday village on the right hand side and continue for approximately 2 miles. You will then pass The Balnoon Inn on your right. At the next junction, turn right towards St Ives.. Proceed through the village of Halsetown on the B3311. Follow the road bearing right onto the B3306. Continue on Higher Stennack heading into St Ives. The fire station and Leach Pottery will be seen on the right and Praze An Creet is a turning on the left. Number 53 is situated approximately half way 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: Survey Instructed

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 and Open fire

Broadband: FTTP (Fibre to the Premises)

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

Parking: Garage, Driveway, Off Street, and On 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 area flood risk: No

Historical flooding: No

Flood defences: No

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: None

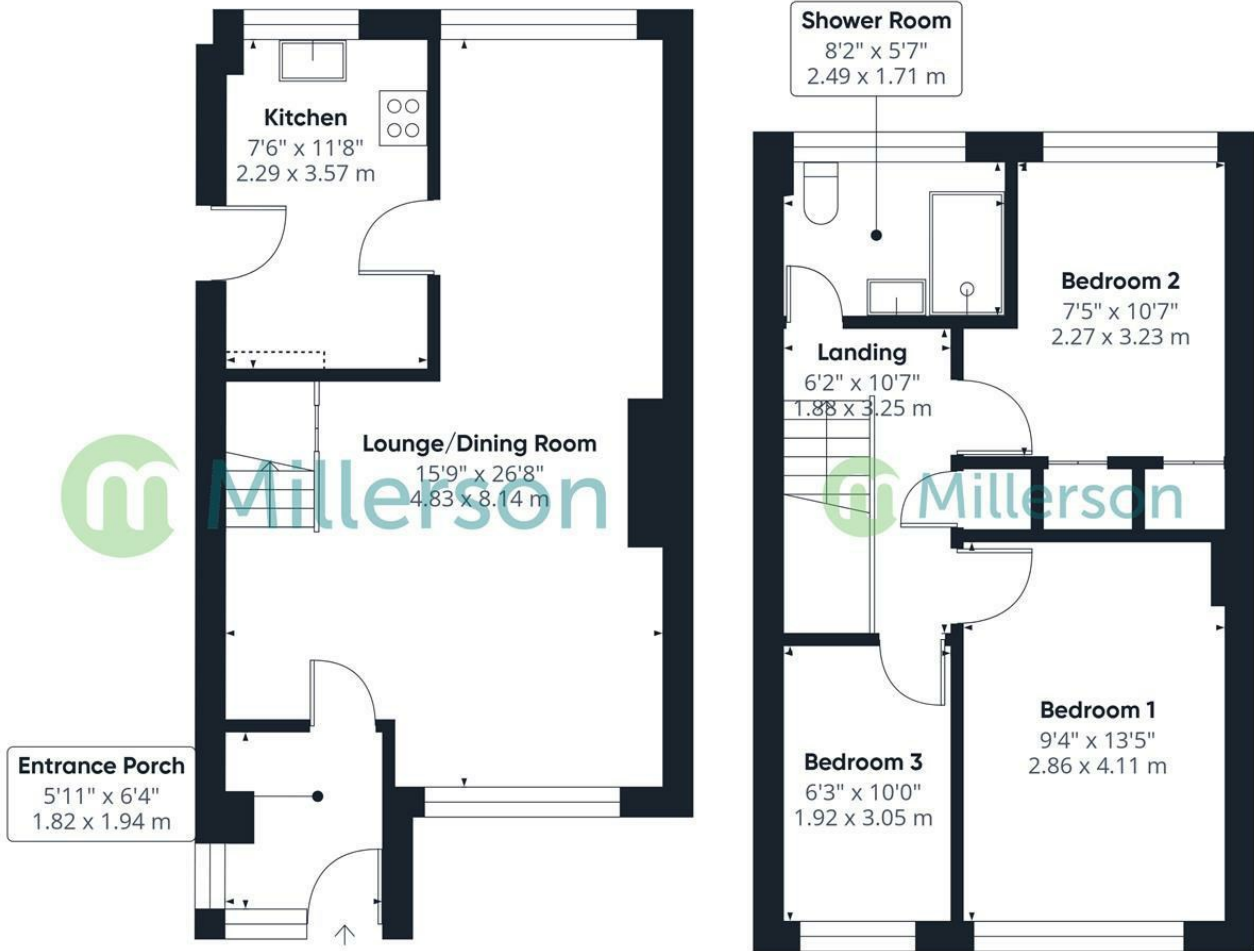
Coal mining area: No

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>**  
829 ft<sup>2</sup>  
77 m<sup>2</sup>

**Reduced headroom**  
2 ft<sup>2</sup>  
0.2 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

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

GIRAFFE360

Floor 1



## Needing To Sell?

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

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## 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>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		67	74
(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	

