



Polwithen Drive

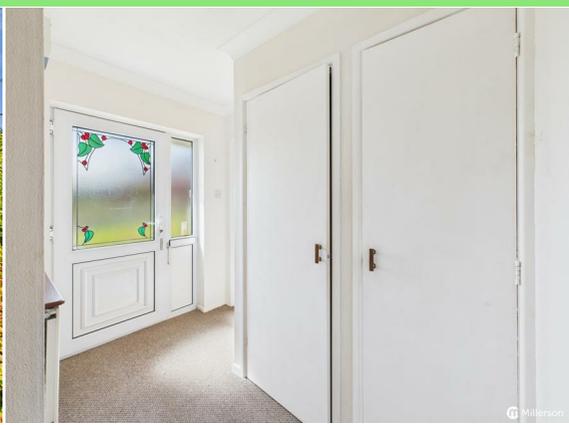
Carbis Bay

St. Ives

TR26 2SS

Asking Price £310,000

- NO ONWARD CHAIN
- TWO DOUBLE BEDROOMS WITH BUILT IN WARDROBES
- GARAGE AND OFF STREET PARKING
  - DETACHED BUNGALOW
- SUNNY ASPECT FRONT AND REAR GARDENS
  - SITUATED WITHIN A QUIET, SECLUDED, RESIDENTIAL ESTATE
    - FLAT LEVEL ACCESS
    - COUNCIL TAX BAND C
  - CONNECTED TO ALL MAINS SERVICES
- SCAN QR CODE FOR MATERIAL INFORMATION



 **Millerson**  
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Tenure - Freehold

Council Tax Band - C

Floor Area - 793.00 sq ft



### Property Description

Located in the sought-after coastal area of Carbis Bay, St. Ives, this delightful detached bungalow on Polwithen Drive offers a wonderful balance of comfort, style, and convenience. With a generous 793 square feet of living space, the property features two well-proportioned bedrooms—ideal for couples, small families, or anyone in search of a peaceful seaside retreat. Step inside to a bright and spacious reception room that creates a warm and welcoming setting, perfect for both relaxing and entertaining. The home also includes a well-appointed shower room, designed for everyday comfort, ease and accessibility. Set on a level plot, the bungalow offers easy accessibility and a pleasing sense of space. The low-maintenance rear garden provides a peaceful outdoor haven—ideal for unwinding without the need for extensive upkeep. Adding to its appeal, the property includes off-road parking for two vehicles—an increasingly rare advantage in this popular location. Offered with no onward chain, the bungalow is ready for a smooth and speedy move-in.

In summary, this beautifully presented bungalow combines practical living with coastal charm, making it a fantastic opportunity to secure a home in one of Cornwall's most desirable areas. Early viewing is highly recommended.

### 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)

### Ground Floor

UPVC Double glazed frosted front door with side panel window leading into:

### Entrance Hallway

Coving. Smoke sensor. Consumer unit housed. Carbon monoxide detector. Loft hatch. Storage / Airing cupboards. Worcester Bosch combination boiler housed. Wall mounted Bosch EasyControl Smart panel. Radiator. Broadband connection point. Ample power sockets. Carpeted flooring. Skirting.

Doors leading to:

### Lounge / Diner

Double glazed window to the front aspect. Coving. Thermostat control. Two radiators. Gas fire with wooden hearth. Ample power sockets. Carpeted flooring. Skirting.

Double glazed patio doors leading to the rear garden. Internal door leading through to:

### Kitchen

Double glazed window to the rear aspect. Coving. Range of wall and base fitted units with roll edge worksurfaces and stainless steel sink with drainer and mixer tap. Space

for freestanding washing machine, oven/grill and fridge/freezer. Integrated extractor hood. Ample power sockets. Radiator. Laminate flooring. Skirting.

UPVC frosted double glazed door leading to the rear garden. Internal door leading back through to hallway.

### Shower Room

Double glazed frosted window to the front aspect. Wall mounted vanity cupboard. Partially tiled. Walk in shower unit with assistance handles. Wash basin with mixer tap and built in storage cupboard beneath. W/C with push flush. Radiator. Vinyl flooring. Skirting.

### Bedroom One

Double glazed window to the front aspect. Coving. Built in wardrobe with both shelving and hanging space. Radiator. Ample power sockets. Carpeted flooring. Skirting.

### Bedroom Two

Double glazed window to the rear aspect. Coving. Built in wardrobe with both shelving and hanging space. Radiator. Ample power sockets. Carpeted flooring. Skirting.

### Outside

To the Front - A laid to lawn garden with hardstanding path to front door and decorative feature concrete wall identifying boundary.

To the Rear - A brick paved, sunny aspect, low maintenance garden with fully stocked granite flowerbeds to the side and rear. Timber wooden storage shed. Tap. Assistance handles. Motion sensor lighting. Side and garage access gates.

### Garage

From the rear garden there is an access gate to the garage which has an up and over metal door, power connection points and lighting.

### Parking

There is one allocated parking space in addition to the garage plus ample, unrestricted, on street parking situated close by.

### Services

The property is connected to mains electricity, water (metered), gas and drainage. The combination boiler is housed in the entrance hallway and is serviced yearly with sufficient documentation. The property falls within Council Tax Band C and the tenure is Freehold.

### 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 right, turn left onto Count House Lane. Then take the next left onto Wheal Speed Road, followed by the second right onto Polwithen Drive. The property will then be located on your right hand side and a member of the team will be there to meet you.

### Material Information

Verified Material Information

Council Tax band: C

Tenure: Freehold

Property type: Bungalow

Property construction: Standard construction

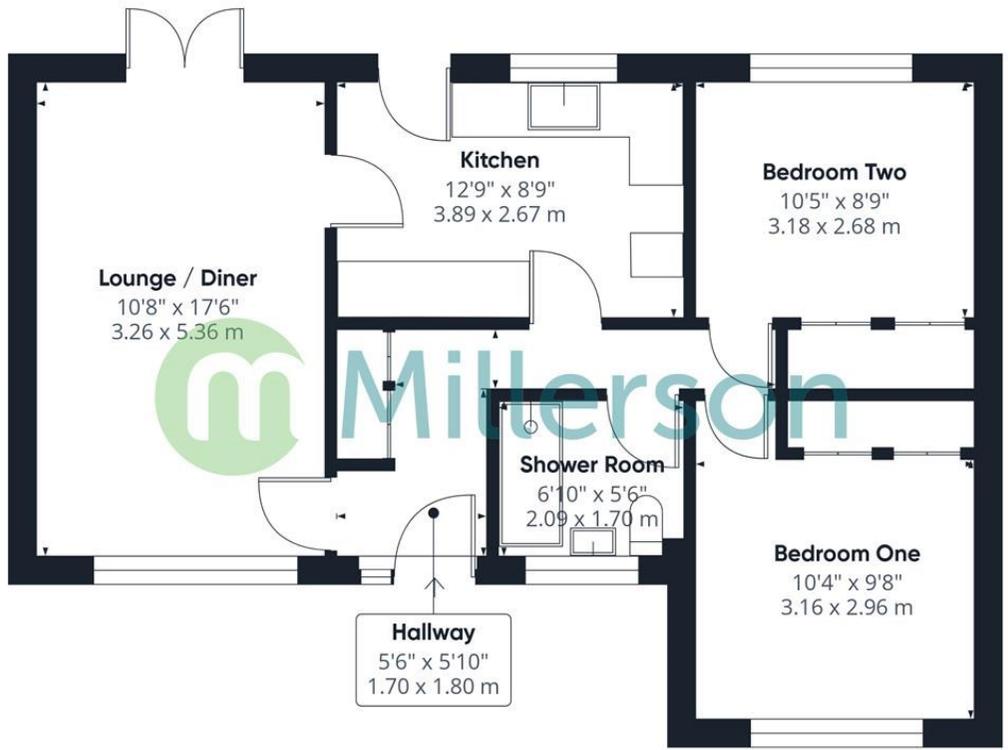


Energy Performance rating: Survey Instructed  
Electricity supply: Mains electricity  
Solar Panels: No  
Other electricity sources: No  
Water supply: Mains water supply  
Sewerage: Mains  
Heating: Mains gas-powered central heating is installed.  
Heating features: Double glazing  
Broadband: FTTC (Fibre to the Cabinet)  
Mobile coverage: O2 - Good, Vodafone - Good, Three - Great, EE - Great  
Parking: Allocated, Garage, Off Street, Garage En Bloc, 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: Level access and Level access shower  
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.





Floor 0 Building 1



Floor 0 Building 2

Approximate total area<sup>m</sup>  
793 ft<sup>2</sup>  
73.7 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?

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## Here To Help

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Cornwall  
TR27 4DY  
E: hayle@millerson.com  
T: 01736 754115  
www.millerson.com

## Scan QR Code For Material Information



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		68	76
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

