



**Greenbank**  
**Towednack Road**  
**St. Ives**  
**TR26 3AL**















**GREENBANK, TOWEDNACK ROAD, ST. IVES, CORNWALL, TR26 3AL**

**£350,000 - FREEHOLD**

A nicely presented two bedroom semi-detached bungalow located on the outskirts of St. Ives with gardens and detached garage with parking for several vehicles.

**\* TWO DOUBLE BEDROOMS \* ATTIC SPACE \* KITCHEN/DINING ROOM \*  
\* DETACHED GARAGE \* GARDENS TO FRONT \* REAR \* LOUNGE WITH LOG BURNER \*  
\* BASEMENT WITH POTENTIAL TO CONVERT, SUBJECT TO ANY PLANNING  
PERMISSIONS \* EPC RATING = F \***

This semi-detached bungalow has undergone a large degree of refurbishment and now offers good sized accommodation throughout. The loft has been converted to now offer useful space for further accommodation if required. There are gardens to the front and rear with driveway leading to a detached garage with room above and plans have been passed for the conversion of the basement into further accommodation. Viewing is highly recommended.

**HALF GLAZED DOOR INTO:**

**PORCH:** Windows to front and side.

**HALLWAY:**

**LOUNGE:** 11' 7" x 9' 6" (3.53m x 2.9m) Upvc double glazed window to front, wood burner, floorboards, beamed and vaulted ceiling, recess spotlights.

**KITCHEN/DINING ROOM:** 14' 7" x 8' 8" (4.44m x 2.64m) Upvc double glazed window and door to rear enjoying views across neighbouring woodland and door opening on to balcony. Floorboards, inset spotlights, wall and base units with roll top worksurface and tiling over, butler style sink, integrated oven, halogen hob, extractor fan.

**BEDROOM 1:** 11' 10" x 9' 6" (3.61m x 2.9m) Upvc double glazed window to the front, spotlights.

**BEDROOM 2:** 8' 10" x 8' 8" (2.69m x 2.64m) Upvc double glazed window to front, spotlights.

**SHOWER ROOM:** Tiled walls and flooring, inset halogen spotlights, low level WC, double shower enclosure, vanity wash hand basin, extractor fan.

**ATTIC SPACE:** 24' x 12' 6" (7.32m x 3.81m) Upvc double glazed window to side, built in storage cupboards, spotlights.

**OUTSIDE:** The property is approached over a driveway with parking for several vehicles leading to the detached garage. The gardens are mainly laid to lawn to the front and rear.

**DETACHED GARAGE:** Power, light, electric roller door. Useful storage area above garage.

**DIRECTIONS:** From Penzance, proceed along the B3311 towards St. Ives. Proceeding through the villages of Nanacledra and Towednack, upon reaching Consols, take the first turning left before the round house whereby the property can be found on your right-hand side.

**SERVICES:** Mains water, electricity and drainage.

**COUNCIL TAX BAND C**

**TO VIEW:** By prior appointment through Marshall's Estate Agents of Hayle 01736 756627 or the Carbis Bay office (01736) 795040.

**MARSHALL'S PARK LANE OFFICE:** 0207 0791476

**LOCAL AUTHORITY:** Cornwall Council, St Clare, Penzance, Cornwall TEL (0300 1234100)

For clarification we wish to inform the prospective purchaser(s) that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances, and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are any important matters, which are likely to affect your decision to buy, please contact us before viewing this property.

Penzance  
01736 360203

Mousehole  
01736 731199

Carbis Bay  
01736 795040

Camborne  
01209 715672

Hayle  
01736 756627

Lettings  
01736 366778



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