

**I Higher Stennack
St. Ives
TR26 1BH**









1 HIGHER STENNACK, ST. IVES, TR26 1BH

GUIDE PRICE £320,000 - FREEHOLD

A nicely presented traditional two bedroom cottage with a raised garden on the outskirts of St Ives town within reach of the eclectic range of shops and amenities, harbour, beaches, restaurants and world famous Tate Gallery. Offered to the market with no onward chain, an early appointment to view is essential.

*** TWO BEDROOMS * OPEN PLAN LIVING / KITCHEN / DINING ROOM ***

*** BATHROOM * DOUBLE GLAZING * GAS CENTRAL HEATING * RAISED GARDEN AREA ***

*** EXCELLENT OPPORTUNITY * VIEWING RECOMMENDED ***

*** EPC = D * COUNCIL TAX BAND = C ***

UPVC DOUBLE GLAZED STABLE DOOR TO:

OPEN PLAN LIVING / KITCHEN / DINING ROOM: 21' 9" x 17' 0" maximum (6.63m x 5.18m)

LIVING AREA: Slate flooring, granite walls (one painted white), wall lights, double glazed bow window to the front, radiator.

DINING AREA: Slate flooring, granite walls, granite fireplace with inset electric fire and slate hearth, wall light, double glazed window to the front with deep sill.

KITCHEN: Range of base and wall mounted units with solid wood work surface and ample power points, one and a half bowl sink with mixer tap and drainer, integrated electric oven with gas hob, built in wine cooler, space and plumbing for washing machine, spotlights, double glazed window to the rear, granite walls, slate flooring.

STAIRS ASCENDING TO:

FIRST FLOOR LANDING: Two built in storage cupboards, one housing the gas central heating boiler.

BEDROOM ONE: 12' 11" x 8' 1" to cupboards (3.94m x 2.46m) Laminate wood flooring, double glazed window to the front, three built in cupboards, radiator.

BEDROOM TWO: 10' 1" x 10' 0" (3.07m x 3.05m) Laminate wood flooring, double glazed window to the front with deep sill, cupboard over the stairs, high window to the bathroom, access to the loft, shaver socket, radiator.

BATHROOM: 7' 1" x 6' 3" plus recess (2.16m x 1.91m) White suite comprising panelled bath with electric shower over, low level w.c., pedestal wash hand basin, double glazed window to the rear, extractor fan, wall light, laminate flooring, heated towel rail.

OUTSIDE: There is gated access to the side of the property leading to steps up to a garden area laid to patio over two levels.

SERVICES: Mains water, electricity, gas and drainage.

TO VIEW: By prior appointment through Marshall's Estate Agents of Penzance (01736) 360203 or Marshall's of Mousehole (01736) 731199

MARSHALL'S PARK LANE OFFICE: 0207 0791476

LOCAL AUTHORITY: Cornwall Council, St. Johns Hall, Alverton Street, Penzance, Cornwall, TR18 2QW
TEL (0300 1234171)

ANTI MONEY LAUNDERING REGULATIONS: It is a legal requirement that we receive verified I.D. from all buyers before a sale can be instructed. We ask for your cooperation on this matter to ensure there is no unnecessary delay in agreeing a sale. We will inform you of the process once your offer has been accepted.

PROOF OF FINANCE: Before agreeing a sale, we will require proof of your financial ability to purchase. Again, we ask for your cooperation on this matter to avoid any unnecessary delays in agreeing a sale and we will inform you of what we require prior to agreeing a sale.

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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