



Marshall's

ESTATE AGENTS



BYCHAN COR, 59B TRELAWNEY AVENUE, ST. IVES, TR26 1BS

A two bedroom newly built semi detached home on the edge of this world famous town, with the Tate Gallery and eclectic shops, restaurants, harbour and beaches. The property has been finished tastefully and offers private parking and a low maintenance garden. There are sea views from the second bedroom over to Godrevy Lighthouse and beyond. Viewing is essential.



Penzance
01736 360203

Mousehole
01736 731199

Carbis Bay
01736 795040

Camborne
01209 715672

Hayle
01736 756627

Lettings
01736 366778



www.marshallspz.co.uk

BYCHAN COR, 59B TRELAWNEY AVENUE, ST. IVES, TR26 1BS

£199,950 - FREEHOLD

*** NEW BUILD * TWO BEDROOMS * OPEN PLAN LIVING * LOUNGE ***

*** KITCHEN * FIRST FLOOR BATHROOM ***

*** GROUND FLOOR CLOAK ROOM * DOUBLE GLAZING ***

*** GAS CENTRAL HEATING * PARKING AND GARDEN***

*** EPC=TO BE ASSESSED ***

ACCOMMODATION (ALL MEASUREMENTS ARE APPROXIMATE)

DOUBLE GLAZED DOOR TO:

ENTRANCE LOBBY: Radiator, oak door to:

OPEN PLAN LIVING SPACE:

LOUNGE: 12' 3" x 11' 10" (3.73m x 3.61m) Oak flooring, stair case rising, under stair storage, radiator, double glazed window to the front.

KITCHEN: 12' 2" x 7' 8" (3.71m x 2.34m) One and a half bowl sink unit with mixer tap and drainer, electric double oven and gas hob, stainless steel extractor hood, stainless steel splash back, two drawers, wall mounted boiler concealed within a cupboard, one slimline pullout unit, integrated dish washer and fridge freezer, space for the washing machine, four base cupboards, three wall mounted cupboards, plus wine rack.

REAR LOBBY: Radiator, double glazed door to the rear.

CLOAK ROOM: Low level W.C. vanity sink unit, radiator complementary tiling.

FIRST FLOOR LANDING: Access to the loft.

BEDROOM ONE: 13' 0" x 9' 5" (3.96m x 2.87m) Double glazed window to the front, recess ideal for wardrobe, radiator.

BEDROOM TWO: 10' 1" x 9' 3" (3.07m x 2.82m) Double glazed window to the rear with sea and coastal glimpses. Radiator.

BATHROOM: 6' 2" x 5' 3" (1.88m x 1.6m) Panelled bath with hand grips, separate shower over and shower screen, low level W.C. vanity sink, fully tiled walls, double glazed obscure window to the rear, heated towel rail and shaver socket.

OUTSIDE:

TO THE FRONT: Paved parking with gate leading to the side and rear.

TO THE REAR: Paved for ease of maintenance, with high fence surround.

SERVICES: Mains electricity, gas and water (metered).

COUNCIL TAX BAND: To be assessed.

DIRECTIONAL NOTE: From Marshalls Carbis Bay Office, proceed in to St Ives, at the Harbour Hotel, follow the signs to the Car park, continue past the car park and at the roundabout take the second exit in to Carnellis Road, the property will be ahead of you on your left, clearly indicated by a Marshalls For Sale Board.

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

MARSHALL'S PARK LANE OFFICE: 0207 0791476

LOCAL AUTHORITY: Cornwall County 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.

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