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**Porthia Close,  
St. Ives**

**Offers Over £215,000  
Freehold**





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## **Property Introduction**

This two-bedroom end-terrace home is in need of modernisation and could make an ideal family home.

The internal accommodation is spacious and briefly comprises of a living room, kitchen/diner and study on the ground floor with two double bedrooms and the family bathroom located upstairs.

The property is double glazed and has gas central heating and boasts gardens to three sides.

## **Location**

St Ives is a historic town, famed for its beaches like Porthmeor for surfing and family friendly Porthminster, which sits alongside its famous art scene and stunning coastal walks with scenery that inspired Rosamunde Pilcher and Virginia Woolf amongst others.

St Ives has a wide range of outdoor activities including surfing, paddle boarding, tennis and golf to name a few. St Ives is a World famous art scene and is home to the Tate, Barbara Hepworth Museum and Sculpture Garden, St Ives School of Painting, St Ives Arts Club, Leach Pottery and much more.

### **ACCOMMODATION COMPRISES**

uPVC double glazed panelled door opening to:-

#### **ENTRANCE HALL**

Smoke alarm and stairs to first floor. Radiator. Door to:-

#### **LIVING ROOM 11' 3" x 11' 1" (3.43m x 3.38m) maximum measurements into recesses**

uPVC double glazed window to the front. Television point and telephone point. Radiator. Door to:-

### **KITCHEN/DINER 17' 2" x 9' 10" (5.23m x 2.99m) maximum measurements**

Fitted with a range of cream wall and base cupboards having adjoining roll top edge working surfaces over incorporating a stainless steel single drainer sink unit with mixer tap over. Space for cooker with stainless steel extractor hood over, wall-mounted 'Vaillant' gas boiler and space and plumbing for washing machine. Pantry cupboard. Radiator. Door to:-

### **REAR LOBBY**

Glazed panelled door to rear garden. Sliding door to:-

### **STUDY 7' 3" x 4' 7" (2.21m x 1.40m)**

Two double glazed windows to the rear. Radiator. Returning to entrance hall, dog-leg stairs rising to:-

### **FIRST FLOOR LANDING**

Double glazed window to side. Smoke alarm and loft access. Doors off to:-

### **BEDROOM ONE 11' 0" x 6' 8" (3.35m x 2.03m) maximum measurements, irregular shape, plus 9'1" x 4'10"**

Double glazed window to front. Walk-in wardrobe and dressing area. Radiator.

### **BEDROOM TWO 10' 7" x 9' 10" (3.22m x 2.99m) maximum measurements**

uPVC double glazed window to rear. Built-in wardrobe and cupboard housing immersion tank. Radiator.

### **BATHROOM**

Obscure glass double glazed window to rear. Fitted with a white suite comprising of a paneled bath with electric shower and screen over, pedestal wash hand basin, close coupled WC and shaver point and light. Heated towel rail and inset spotlighting.

### **OUTSIDE FRONT**

To the front of the property, there is a gravel drying area.

### **SIDE GARDEN**

To the side, there is a further garden incorporating a garden shed.

### **REAR GARDEN**

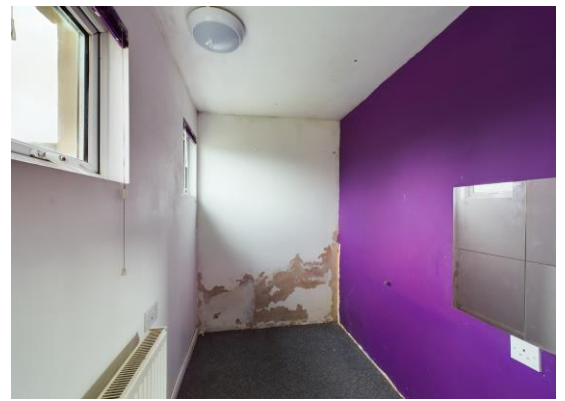
To the rear, there is a generous decked garden which is partially undercover.

### **AGENT'S NOTE**

The Council Tax Band for this property is Band 'A'.

### **DIRECTIONS**

From the cinema in St Ives, proceed up from Stennack to Higher Stennack. Turn left into Trenwith Lane and continue onto Porthia Road. After a short distance, Porthia Close will be identified on the left-hand side. If using What3words: deaf.shell.harmlessly

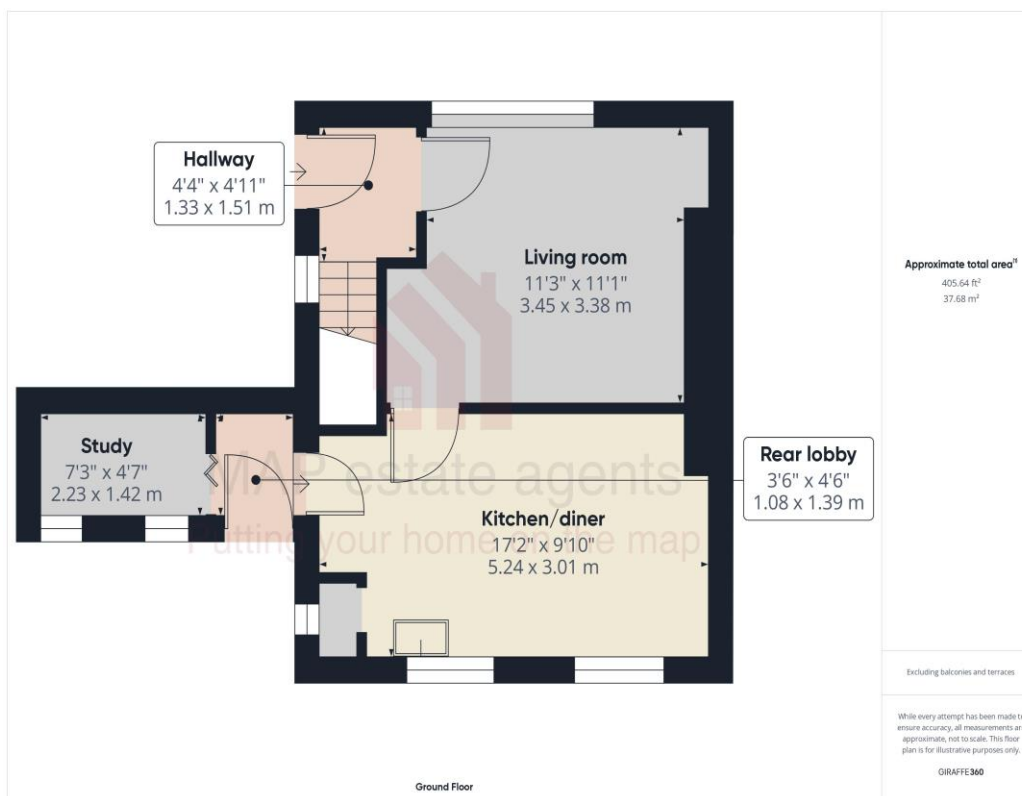


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C	71	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



## MAP's top reasons to view this home

- End terrace house
- Modernisation required
- Gardens to three sides
- Two double bedrooms
- Gas central heating and double glazing
- Cul-de-sac position



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