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**Penwith Close,
St Ives**

**£235,000
Freehold**





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Property Introduction

Gaining views over St Ives town to St Ives Bay, this two bedroom end-of-terrace home in need of some refreshment/modernisation, it is offered for sale with no onward chain.

The home has a lounge, kitchen and cloakroom on the ground floor with two bedrooms and a bathroom on the first floor. In front of the property, there is an unrestricted residents' parking area available on a first-come-first-served basis.

With gardens to both front and rear and the benefits of both double glazing and gas central heating, we advise an early viewing not to miss out.

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 at the nearby West Cornwall Golf Course, 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

ENTRANCE HALL

Stairs rising to first floor, radiator and smoke alarm. Door to:-

LIVING ROOM 14' 1" x 12' 5" (4.29m x 3.78m) maximum measurements

uPVC double glazed window to front. Fireplace (not currently in use) with wooden mantel over, telephone point, TV point and radiator. Door to:-

KITCHEN 17' 3" x 8' 6" (5.25m x 2.59m) maximum measurements

Two uPVC double glazed windows to the rear gaining views over St Ives town to St Ives Bay. Fitted with a modern range of coffee-coloured wall and base cupboards with roll top edge working surfaces over. Stainless steel sink unit with mixer tap over, space and point for cooker and pantry cupboard. Laminate flooring and smoke alarm. Glazed panelled door to:-

REAR LOBBY

Cupboard with shelving and door to rear garden. Door to:-

CLOAKROOM

Fitted with a low level WC and pedestal wash hand basin. Space and plumbing for washing machine. From entrance hall, stairs rising to:-

FIRST FLOOR LANDING

uPVC double glazed window to side. Access to loft storage space and smoke alarm. Doors off to:-

BEDROOM ONE 10' 6" x 9' 10" (3.20m x 2.99m)

uPVC double glazed window to front. Range of built-in wardrobes. Radiator.

BEDROOM TWO 14' 2" x 9' 5" (4.31m x 2.87m) maximum measurements

uPVC double glazed window to rear gaining views over St Ives town towards St Ives Bay. Built-in cupboard housing 'Glow-worm' boiler.

BATHROOM

uPVC double glazed obscure glass window to rear. Fitted with a walk-in shower enclosure housing electric shower unit, wall-mounted wash hand basin and WC. Radiator.

OUTSIDE FRONT

To the front of the property, there is a fore garden which is planted with a variety of mature shrubs and plants.

REAR

The rear garden is tiered with lawned and rockery areas which lead down to a useful garden shed.

SERVICES

Mains water, drainage, electricity and gas.

AGENT'S NOTE

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

DIRECTIONS

From St Ives Cinema, proceed up The Stennack and continue on to Higher Stennack. Turn left onto Penbeagle Lane and then left on to Corva Road. Take the next left onto Penwith Road and Penwith Close will be found after a short distance on your left-hand side. If using What3words: pose.relatives.solves

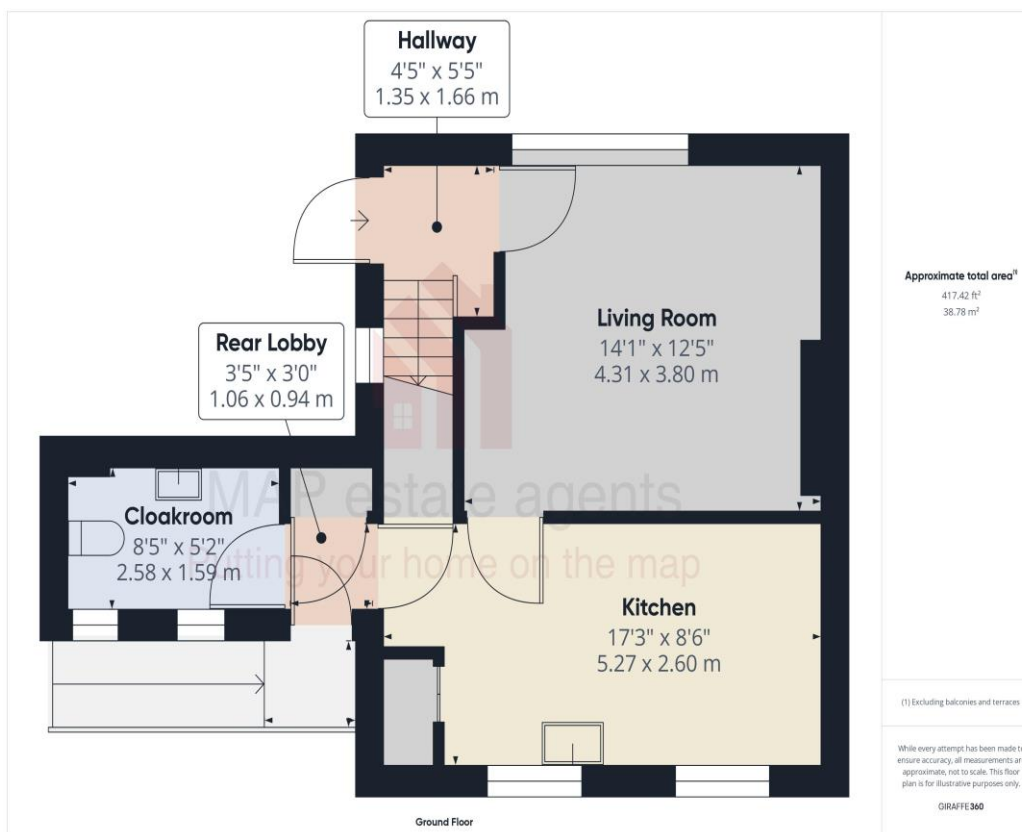


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	71	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



MAP's top reasons to view this home

- Two bedroom house
- Sea views
- Gas central heating
- Double glazing
- Gardens to front and rear
- End of terrace property
- No onward chain, some updating required
- Residents parking area



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