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**Porthia Road,  
St. Ives**

**Offers Over £230,000  
Freehold**





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## **Property Introduction**

Offered to the market with no onward chain, this two bedroom end of terrace house boasts generous gardens to both the front and the rear.

The property is double glazed and warmed via gas central heating.

On the ground floor there is a living room, a spacious kitchen and a ground floor cloakroom.

Upstairs there are two double bedrooms and the family shower room.

The property requires a degree of modernisation.

## **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**

Entrance door opening to:-

#### **ENTRANCE HALL**

Laminated flooring, radiator.

#### **LIVING ROOM 11' 0" x 10' 11" (3.35m x 3.32m)**

Double glazed window to front. Laminate flooring. Radiator. Telephone and TV point.

#### **KITCHEN/DINER 17' 3" x 10' 0" (5.25m x 3.05m)**

Range of fitted wall and base units with roll edge work surfaces over incorporating a stainless steel single drainer sink unit. Two

double glazed windows to rear. Wall mounted gas combination boiler. Space for cooker. Wall cupboard housing consumer unit.

### REAR LOBBY

Built-in cupboards. Window and door to garden. Access to:-

### CLOAKROOM

Low level WC. Window.

### FIRST FLOOR LANDING

Doors off to:-

### BEDROOM ONE 14' 1" x 9' 3" (4.29m x 2.82m) plus recess

Double glazed window to front. Built-in cupboard. Radiator.

### BEDROOM TWO 10' 7" x 9' 11" (3.22m x 3.02m)

Double glazed window with sea glimpses over St. Ives. Built-in airing cupboard housing hot water cylinder. Radiator.

### SHOWER ROOM

White suite comprising pedestal wash hand basin, low level WC and independent shower cubicle housing electric shower unit. Radiator. Obscure double glazed window to rear.

### OUTSIDE

Enclosed rear garden with pedestrian access and side access to lawned front garden with well stocked flower borders.

### SERVICES

Mains water, mains electricity, mains gas and mains drainage.

### AGENT'S NOTE

The Council Tax band for the property is band 'A'.

### DIRECTIONS

Entering St Ives from the Old Coach Road, turn right immediately after the fire station onto Penbeagle Lane, turn left into Penbeagle Crescent which becomes Corva Road. At the top of Corva Road turn left into Porthia Road where the property can be found on your left hand side. If using What3words:- fizzle.sprinter.inches

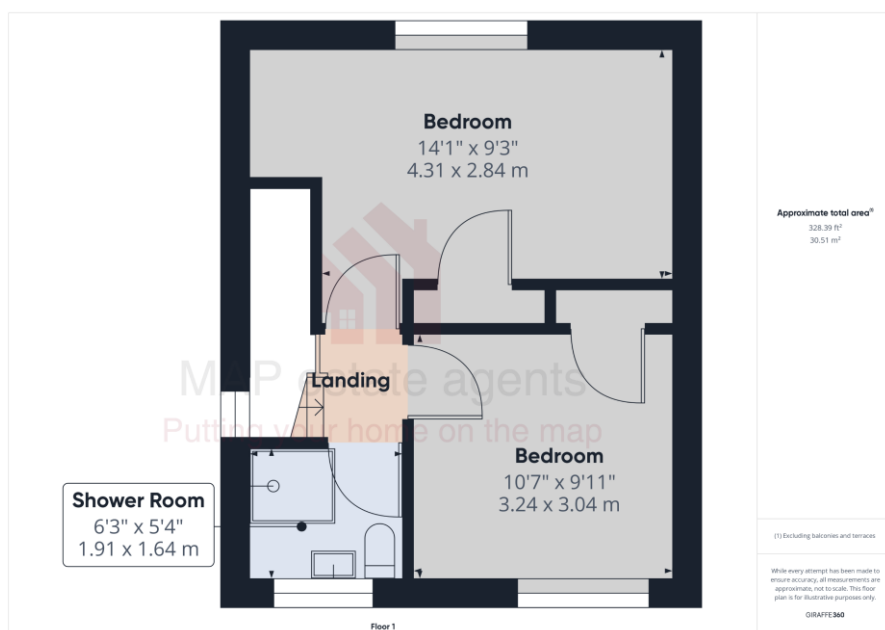
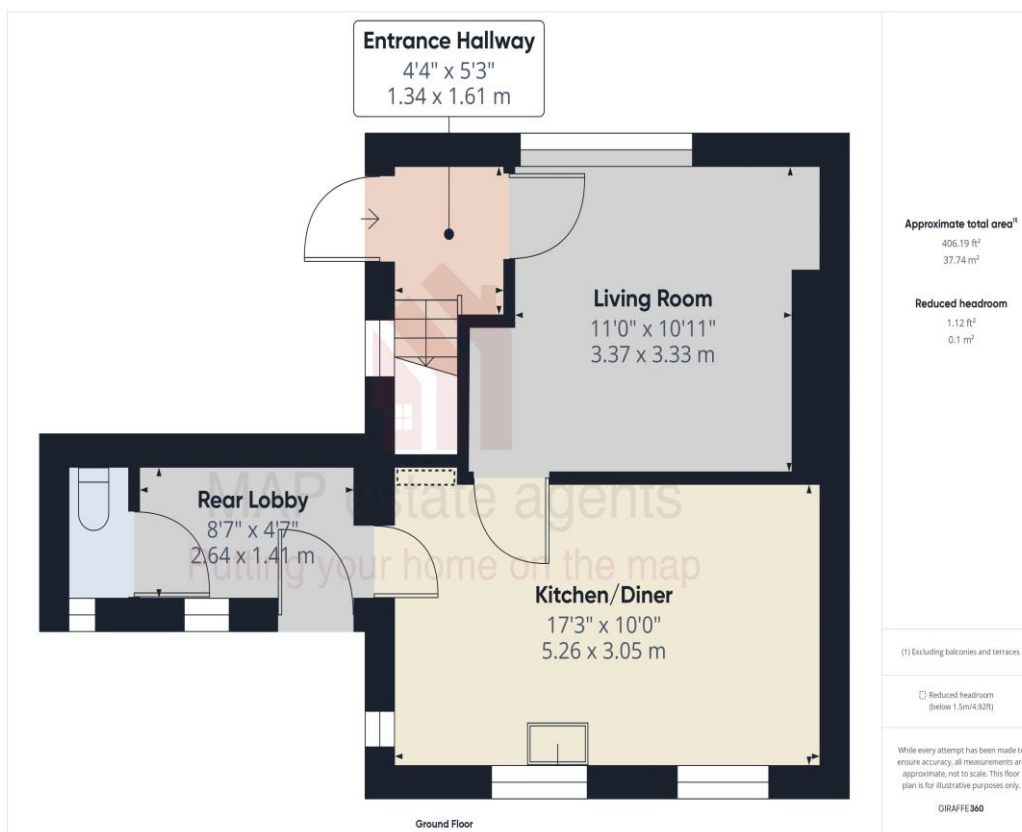


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	54	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



## MAP's top reasons to view this home

- Two bedroom home
- End of terrace
- Sea glimpses
- Generous gardens to Front and rear
- Gas central heating
- Double glazing
- Ground floor cloakroom
- Offered for sale with no onward chain



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