

20 ROS LYN

Carbis Bay, St. Ives, TR26 2QE

Price: £395,000



**CROSS
ESTATES**

www.crossestates.co.uk

DETACHED 2 BEDROOM BUNGALOW WITH DRIVEWAY, GARAGE, REAR GARDENS IN POPULAR LOCATION. 20 Roslyn is a very well presented and extended detached 2 bedroom bungalow with gardens, garage and parking. With a spacious and light interior, this extended and just recently decorated bungalow offers lovely open plan living room and kitchen and 2 good double bedrooms. Externally there is a front garden with brick paved driveway to the garage with store room and low maintenance rear gardens. Being sold with no chain





20 ROS LYN, Carbis Bay, St. Ives, TR26 2QE

DETACHED 2 BEDROOM BUNGALOW WITH DRIVEWAY, GARAGE, REAR GARDENS IN POPULAR LOCATION. 20 Roslyn is a very well presented and extended detached 2 bedroom bungalow with gardens, garage and parking. With a spacious and light interior, this extended and just recently decorated bungalow offers lovely open plan living room and kitchen and 2 good double bedrooms. Externally there is a front garden with brick paved driveway to the garage with store room and low maintenance rear gardens. Being sold with no chain

ENTRANCE HALLWAY

Oak flooring, electric wall heater, power points, door to

(there is a hidden fireplace within the living room with flue), 2 doors to hallway, walk through to

BEDROOM ONE 11' 6" x 10' 6" (3.5m x 3.2m)

UPVC double glazed window to the front, power points, oak flooring, electric wall heater

KITCHEN 13' 9" x 11' 2" (4.2m x 3.4m)

UPVC double glazed window to the rear and double glazed double doors opening out to a raised garden patio. Range of base level units with ample worktop space over. 4 ring electric hob with extractor fan and hood over, electric oven under. Space and plumbing for washing machine, integrated dishwasher, space for fridge freezer, ample power points, stainless steel sink unit and drainer with taps over.

BEDROOM TWO 10' 6" x 9' 6" (3.2m x 2.9m)

UPVC double glazed window to the rear overlooking the rear garden, electric wall heater, power points, oak flooring, TV point

LIVING ROOM 13' 3" x 9' 6" (4.05m x 2.9m)

Lovely and good sized room, floor to ceiling double glazed windows to the front, electric wall heater, power points, TV point

BATHROOM 7' 8" x 5' 3" (2.34m x 1.6m)

Tiled flooring and part tiled walls, panelled bath with mains connected shower over, close coupled WC, sink unit with small storage unit under, frosted window to the rear, extractor fan, underfloor heating

OUTSIDE

To the front of the property is a lawned front garden and brick built driveway with off road parking for 2/3 vehicles, this in turn leads to the GARAGE 2.9m x 5.1m with metal up and over door, electric and light connected, there is also door access to the rear gardens. The rear gardens are low maintenance with raised patio area directly from the kitchen with steps down to the attractive enclosed garden, bordered by mature plants and fencing. There is a small store room / tool shed to the rear of the garage.

EPC RATING

E

COUNCIL TAX

C - £1874.56 per year

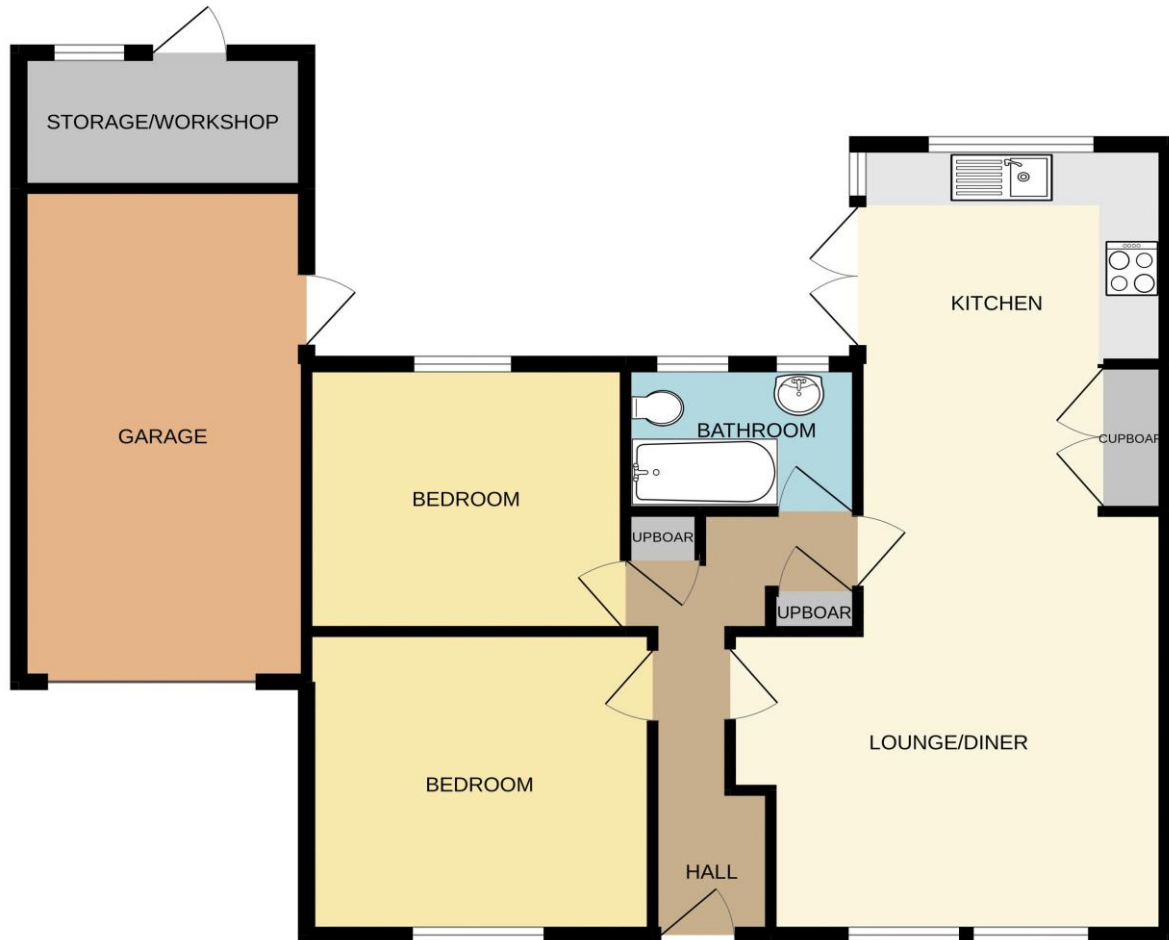
AGENTS NOTES FOR BUYERS

The property was renovated in 2017 and included new electrics with new fixings, new immersion in the loft, new plumbing, new double glazing. The extension was completed during the renovations. There was also a new tin roof on the shed.



20 ROS LYN, Carbis Bay, St. Ives, TR26 2QE

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2022

The Property Misdescriptions Act 1991: Whilst we endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixture and fittings or services and so cannot verify that they are in working order or fit for the purpose. Neither have we had sight of the legal documents to verify the Freehold or Leasehold status of any property. A Buyer is advised to obtain verification from their Solicitor and/or Surveyor. A Buyer must check the availability of any property and make an appointment to view before embarking on any journey to see a property. Items shown in photographs are not included; they must be available by separate negotiation.

The Data Protection Act 1998: Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent, the TEAM Association Consortium Company of which it is a member and TEAM Association Limited for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy (copies available on request) but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.

westcountry
team
PROPERTY SHARING EXPERTS



C475 Printed by Ravensworth 01670 706868