

# 36 CARBIS BAY HOLIDAY VILLAGE LAITY LANE

St. Ives TR26 3HW

Price: £240,000

A super, mainly upgraded 2 bedroom semi-detached bungalow situated within a popular location within Carbis Bay. The property offers good sized lounge / diner, kitchen, 2 double bedrooms, upgraded shower room and lovely garden. Gas central heating and newly installed UPVC double glazing (anthracite coloured) There is parking within spaces however this is not designated.



# CROSS ESTATES

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UPVC double glazed door to

## **LIVING ROOM** 14' 1" x 20' 0" (4.3m x 6.09m) L Shape - 2.5m

Lovely room with light coloured laminate wood flooring, UPVC double glazed window to the front and a further UPVC double glazed door to the rear, serving hatch through to kitchen, radiator, power points, TV point

## **KITCHEN** 9' 10" x 8' 6" (3m x 2.6m)

UPVC double glazed window and door to the rear garden, power points, range of eye and base level units with worktop surfaces over, 4 ring gas hob with electric oven under and extractor over, stainless steel sink unit and drainer with taps over, space for washing machine and dishwasher and further space for ridge freezer. Worcester boiler that serves the heating and domestic hot water. The kitchen is older but there is potential to knock through to the dining room.

## **SHOWER ROOM**

Upgraded and remodelled with UPVC double glazed window to the front, large walk in shower cubicle with mains connected shower with rainfall an detachable head. Wash hand basin, close coupled WC and wall mounted heated towel rail, part tiled Bauwerk Limewash walls and flooring

## **BEDROOM ONE** 9' 11" x 11' 10" (3.03m x 3.6m)

UPVC double glazed window to the rear, radiator, power points.

## **BEDROOM TWO** 8' 6" x 9' 6" (2.6m x 2.9m)

UPVC double glazed window to the front, power points, radiator

## **OUTSIDE**

To the front of the property in a gravelled low maintenance garden, fenced in with gate access to the side garden which has a pathway and lawn area. Directly to the rear is a very pleasant garden laid to grass, timber shed, patio area, deked area and very nice raised decked seating area with further gravelled area. There is communal parking however we have been informed that there is a possibility to potentially purchase a designated parking space

## **COUNCIL TAX**

A

**EPC**

B

**TENURE**

Freehold



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