

# 5 CASTLE VILLAGE TREGENNA CASTLE

St. Ives, TR26 2GN

Price: £435,000



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An extremely well presented 3 double bedroom (main en-suite) end of terrace home located in the Castle Village development within the grounds of Tregenna Castle. Offering 2 designated parking spaces, lovely open spaced, light and bright living room with fitted kitchen, gas central heating throughout and recently upgraded main shower room. The property has been beautifully maintained over the years the current vendors have owned the property. Very versatile property that would be lovely to live in as a main home but equally as a potential 2nd property / holiday let. Low maintenance, private courtyard and use of the well tended communal gardens. Viewing is highly recommended on this super home. We also have some excellent potential letting figures if you did want to holiday let this property





## 5 CASTLE VILLAGE, TREGENNA CASTLE, St. Ives, TR26 2GN

UPVC double glazed door into

### **ENTRANCE HALLWAY**

Radiator, alarm system, stairs to first floor, porcelain tiled floor, door to

### **LIVING ROOM** 33' 1" x 13' 0" (10.08m x 3.95m)

Great sized, open plan, light and airy room having the kitchen, dining area and lounge in one. Kitchen: Extensive range of eye and base level modern units with ample granite worktop surfaces over, 4 ring NEFF induction electric hob, electric oven and extractor fan / hood over. composite sink unit inset worktop, UPVC double glazed window to the front, integrated dishwasher, integrated washing machine and space for free standing fridge / freeze, complimentary tiling. Boiler ( there is a Hive system) Dining Area: Radiator, window to the side, storage cupboard under the stairs, power points. Lounge Area: Radiator, wall TV point, double glazed double doors opening out to the rear courtyard, ample power points

### **BEDROOM ONE** 12' 10" x 10' 2" (3.9m x 3.1m)

UPVC double glazed doors to the front opening onto a small balcony overlooking the mews communal gardens, radiator, built in wardrobe housing hanging space and shelving

### **SHOWER ROOM**

Recently, tiled floor and part tiled walls, large walk in shower cubicle with mains connected shower inset having rainfall and detachable shower head, enclosed WC, wall mounted wash hand basin, extractor fan

### **BEDROOM TWO** 12' 10" x 9' 2" (3.9m x 2.8m)

Window to the rear and newly installed remote controlled Velux window and blind, radiator, power points, built in wardrobe with hanging space and shelving, ample power points

### **MAIN BEDROOM** 9' 6" x 13' 9" (2.9m x 4.2m)

Lovely room with Velux window to the rear overlooking the rear garden, porthole style window to the side, radiator, power points, built in wardrobe housing hanging space, TV point ( for wall mounted TV ), door to

#### **EN-SUITE**

Tiled flooring, Velux window to the front, heated towel rail, corner shower unit with mains connected shower with rainfall head and detachable, enclosed WC, wash hand basin, exposed rafters

#### **OUTSIDE**

To the rear of the property is a private courtyard gardens which in turn lead to the communal gardens.

#### **PARKING**

2 designated parking spaces

#### **AGENTS NOTE**

Property is currently let through Tregenna Castle

#### **TENURE**

Leasehold - 991 years remaining with a maintenance charge of £2204 per year with ground rent of £500 per year

#### **EPC**

C

#### **COUNCIL TAX**

D



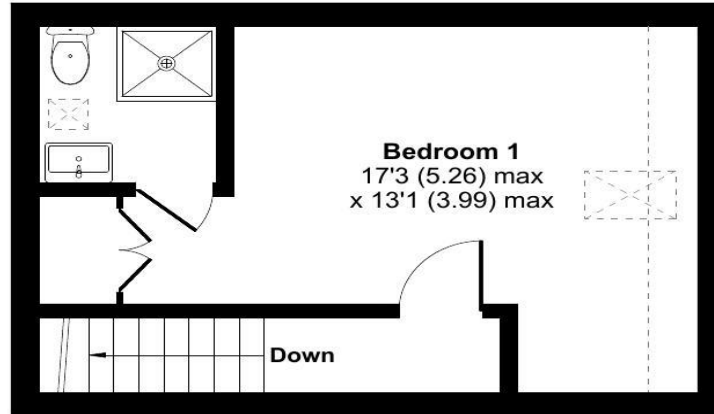


Denotes restricted head height

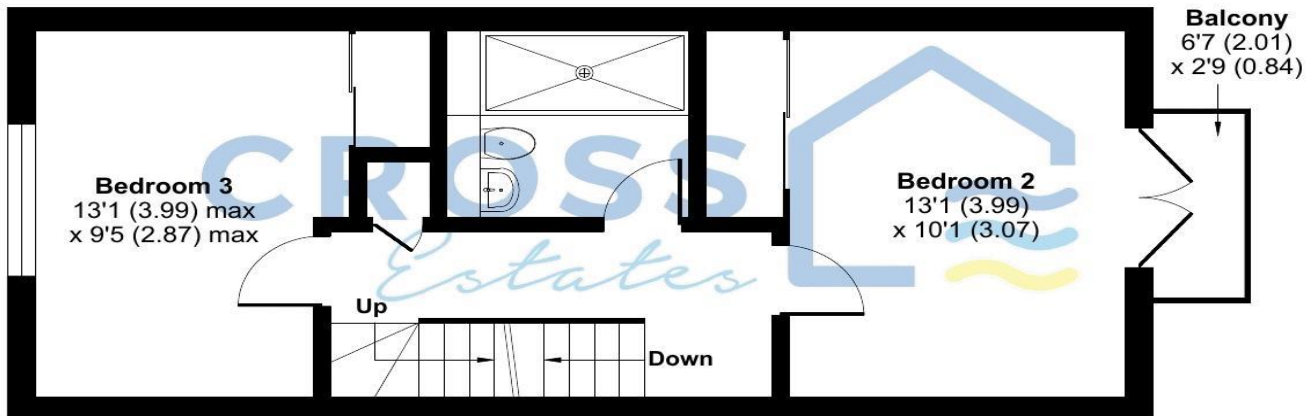
## Tregenna Castle, St. Ives, TR26

Approximate Area = 1079 sq ft / 100.2 sq m  
 Limited Use Area(s) = 20 sq ft / 1.9 sq m  
 Total = 1099 sq ft / 102.1 sq m

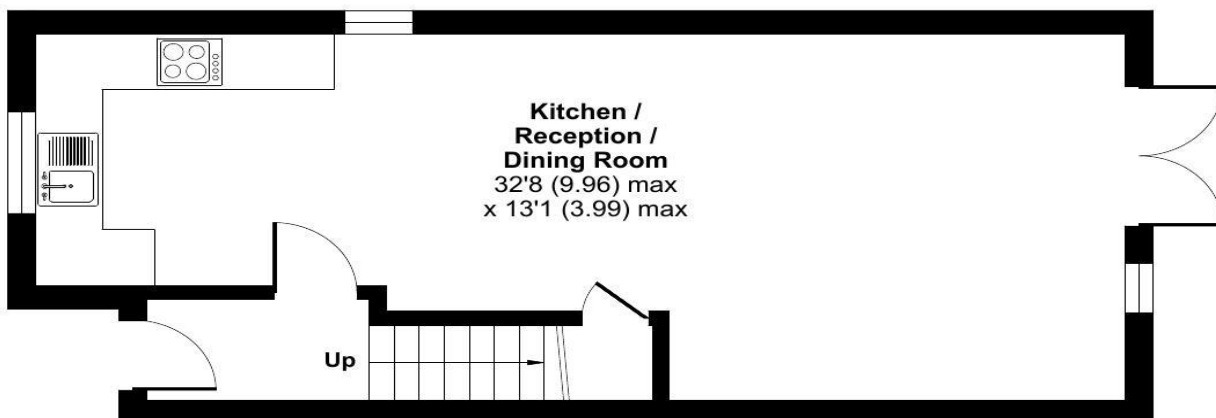
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SECOND FLOOR



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Cross Estates Limited. REF: 1005608.

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