

# DAMAR, CLODGY VIEW

St. Ives, TR26 1JG

Guide Price : £550,000



This is a great property that offers the purchaser versatile and spacious accommodation laid out over 3 floors. Located on the popular Clodgy View terrace within the popular coastal resort of St Ives, this property offers super coastal views over the Porthmeor side of St Ives down to Manshead and from the rear down to the harbour. Currently converted into a 1 bedroom ground floor apartment and 3 bedroom maisonette. With rear garden and garage, viewing this well presented property comes highly recommended







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Front door into

### ENTRANCE PORCH

Door to first floor maisonette and door to ground floor apartment

### GROUND FLOOR APARTMENT

**LOUNGE** 16' 3" x 11' 8" (4.95m x 3.56m)

Radiator, Bay window to the front with views, power points, wood fireplace surround with electric fire onset, door to

### INNER HALLWAY

Door leading into

**BEDROOM** 12' 9" x 9' 1" (3.88m x 3.03m)

Radiator, power points

**DINING ROOM** 11' 0" x 9' 11" (3.35m x 3.03m)

Window to the side, gas fire, power points, door to

**KITCHEN** 9' 9" x 7' 4" (2.98m x 2.23m)

Range of units with worktop surfaces over, space for electric cooker, stainless steel sink unit and drainer with taps over, power points, space for fridge, window to the side, door to

## SHOWER ROOM

Window to the rear, low level WC, pedestal wash hand basin, walk in shower cubicle with electric shower inset, further window to the side.

## MAISONETTE / MAIN HOUSE

From the entrance hallway door and stairs rising to the landing, with steps up to further landing with door to

## KITCHEN 10' 2" x 8' 2" (3.11m x 2.50m)

Modern kitchen with an extensive range of eye and base level units in white with black worktop surfaces over, space for gas cooker along with washing machine and fridge freezer, complimentary tiled splashback, double glazed window to the rear, ample power points, stainless steel sink unit and drainer with taps over

## BATHROOM 7' 2" x 6' 11" (2.19m x 2.12m)

Panelled bath with electric shower over, pedestal wash hand basin, low level WC, airing cupboard with slatted shelving inset, part tiled walls, window to the side.

## BEDROOM 12' 8" x 8' 2" (3.86m x 2.48m)

Window to the rear, power points, radiator

## LOUNGE 16' 5" x 15' 10" (5.0m x 4.82m)

2 windows to the front one bay, offering super coastal views over the Porthmeor side of St Ives, attractive style fireplace with real flame effect fire onset raised slate hearth, ample power points, TV point, radiator

## SECOND FLOOR LANDING



With doors to

## BEDROOM 9' 10" x 8' 4" (3.0m x 2.55m)

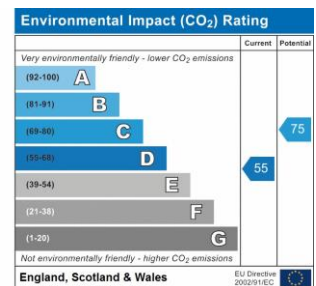
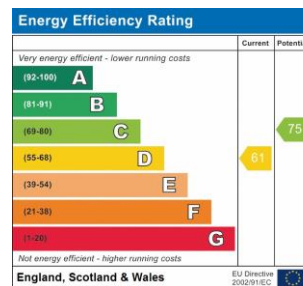
Window to the rear offering fine views down to the harbour and surrounding coastline, power points, radiator

## BEDROOM 14' 8" x 13' 4" (4.48m x 4.07m)

Bay window to the front affording superb views over the surrounding coastline of Porthmeor, along the coast to Manshead and Clodgy Point, power points, radiator

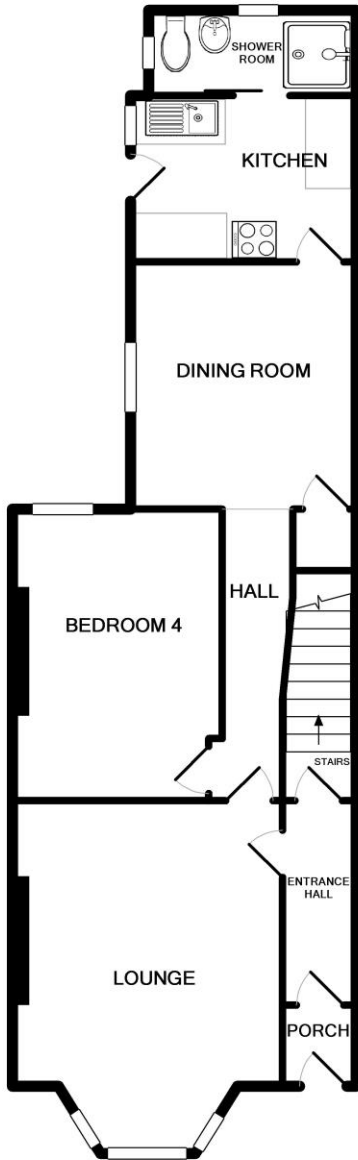
## OUTSIDE

To the front is a small enclosed fore garden. To the rear is a good sized garage with metal up and over door. Gate access to the side leads into the pleasant and well tended enclosed garden with lawn area, flower bed areas and path leading to the ground floor apartment and external steps leading up to the maisonette

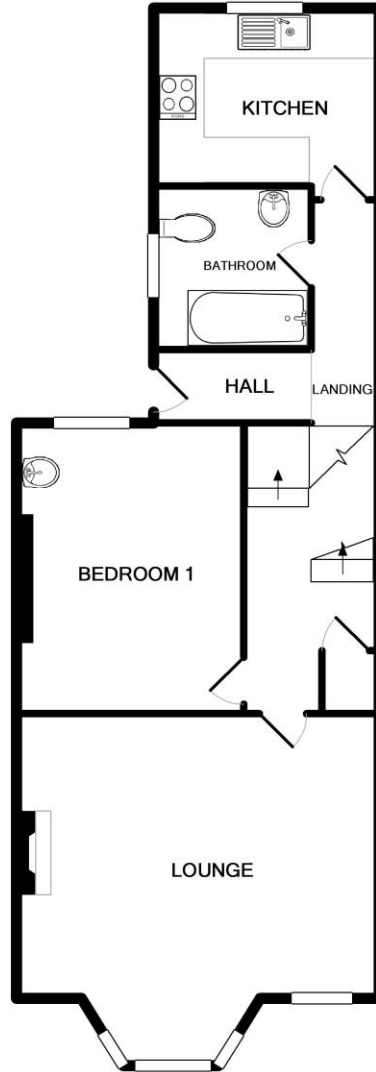




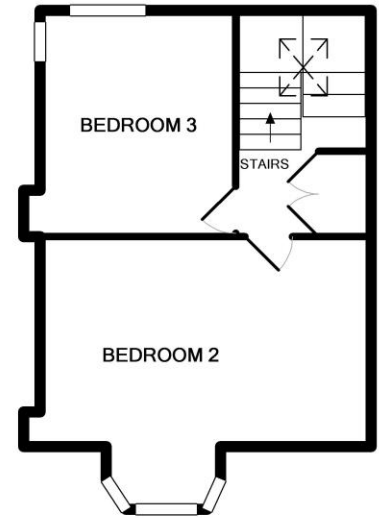
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GROUND FLOOR



1ST FLOOR



2ND FLOOR

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