



EPC: D

Praze An Creet, ST. IVES, Cornwall

Asking Price: £275,000









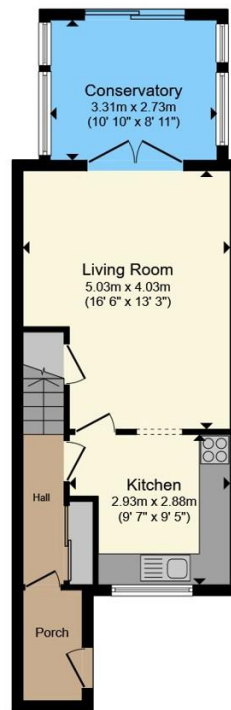
A superb end of terrace house, set back from the road on this popular residential location, at the top of St. Ives with off road parking for several cars and views of St. Ives Bay and the coast.

The accommodation is spacious and comprises a porch leading into the entrance hall with a kitchen, sitting/dining room and conservatory on the ground floor whilst upstairs are two generous double bedrooms, with the rear bedroom enjoying far reaching sea views over the bay to Godrevy, and a family bathroom. The property enjoys vaulted ceilings upstairs which give a fabulous feeling of light and space.

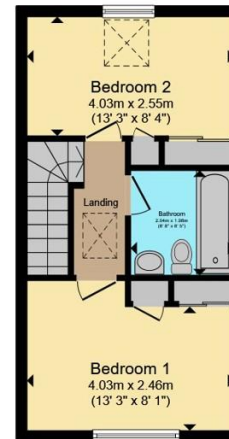
Outside to the front there is a charming Mediterranean courtyard garden with an olive tree and mature shrubs and plants and in front there is driveway parking for several cars. To the rear the garden is enclosed by a low wall and is well maintained with a lawned area borders by mature shrubs, flowering plants and a further olive tree. A paved patio area at the base of the garden provides a great spot to dine or just sit and relax.

With the size and quality of accommodation on offer a viewing will surely impress.





Ground Floor



First Floor

Total floor area 77.0 m² (829 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



Council Tax Band: **B**

Tenure: **Freehold**

Service Charge: **£0**

Years Left on Lease: **0**

Ground Rent: **£0**

Viewing by appointment

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Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are NOT included unless specified in these details. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order.

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