



EPC: B

Budhyn Mellyon, ST. IVES, Cornwall

Offers Over: £385,000









A fabulous, modern, semi detached home situated at the end of a cul-de-sac on this ever popular small development in Carbis Bay, within easy access of Carbis Bay Beach, the local amenities, schooling and close to transport links.

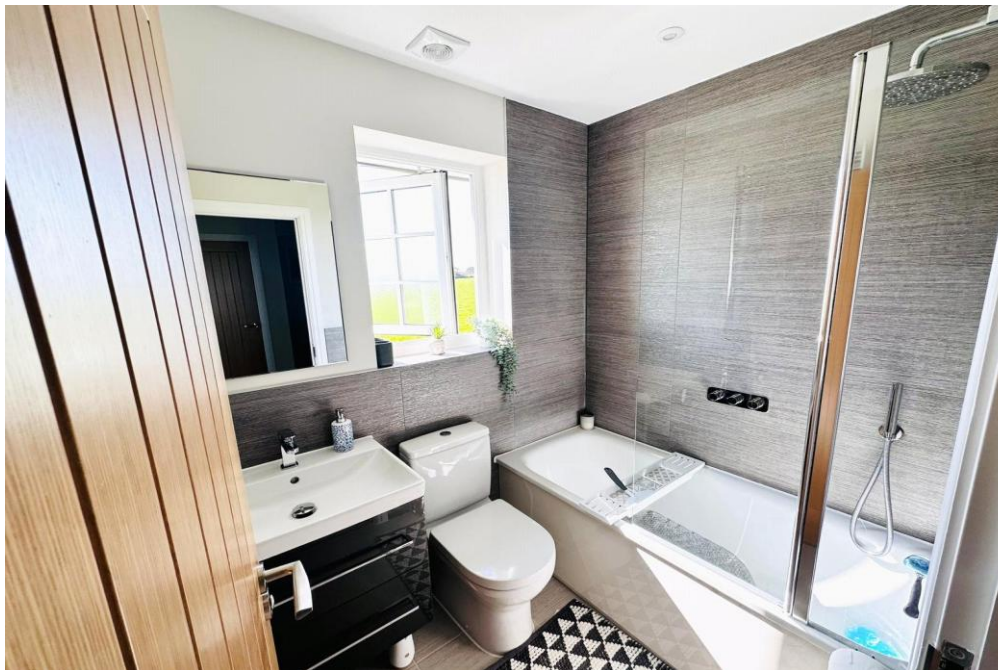
The property is just under four years old, still has the remainder of the NHBC guarantee, and has been well maintained and looked after by the current owners, being presented to a high standard throughout.

The accommodation is well proportioned and in brief comprises a kitchen/dining room, sitting room, cloakroom and utility cupboard downstairs whilst upstairs are three bedrooms, one with an en suite and a further family bathroom.

Outside, there are front and rear gardens, driveway parking for two cars and being at the end of the development offers lovely views over the fields and countryside alongside.

A viewing is a must to fully appreciate the quality of the accommodation on offer.

"Please note that an AML fee is chargeable to the buyer once an offer is accepted to





ground floor

kitchen/dining	2.63m x 5.61m (8' 7" x 18' 5")	powder room	1.81m x 0.90m (5' 11" x 2' 11")
living room	4.69m x 3.01m (15' 4" x 9' 10")		

● Storage L Dynamic ladder UC Utility cupboard LC Linen closet Appliance
 PLOTS 19 & 25 AS SHOWN, PLOTS 18 & 24 ARE HANDED



first floor

master bedroom	2.74m x 3.35m (9' 0" x 11' 0")	bedroom 2	2.60m x 3.12m (8' 6" x 10' 2")
ensuite	1.85m x 2.48m max (6' 1" x 8' 1" max)	bedroom 3	2.00m x 3.16m (6' 6" x 10' 4")
bathroom	1.70m max x 2.02m (5' 6" max x 6' 7")		

For illustrative purposes only. Specifications and layouts may be subject to change.



Council Tax Band: **TBC**

Tenure: **TBC**

Service Charge: **£364**

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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