



14 ROSEWALL COTTAGES, ST IVES

ONE DOUBLE BEDROOM FIRST FLOOR FLAT. CLOSE TO TOWN. GARDEN SPACE.

This first floor flat has been renovated to provide spacious, gas heated accommodation. We have been informed by the vendors that there is a covenant saying that you cannot holiday let the flat but you can residential let. The open plan living area is light and bright and the kitchen is equipped with integrated appliances. There is an area of garden to the front of the property. Half this garden appears on the title plan for number 14 and this could be fenced if desired. We understand that currently the owner of Flat 14 and the occupier of Flat 13 below, share the total space.

LOCATION. This flat is accessed via a pedestrian path and is set back from Middle Stennack. It is within walking distance of The Leach Pottery, St Ives' town with its fabulous beaches, harbour, restaurants, eclectic range of shops and Tate St Ives. Early viewing is recommended.

Offers in the region of £150,000

14 Rosewall Cottages, St Ives TR26 1QN



ENTRANCE

There is a gate and steps that lead up to the PVCu part glazed front door.

HALL

Doors to the shower room, bedroom and living room/kitchen. Door to a storage cupboard. Loft hatch.

SHOWER ROOM 1.81m x 1.83m (5'11" x 6'0")

PVCu double glazed window to the side aspect. Tiled floor and tiled walls. Shower enclosure with mains shower. Pedestal washbasin. WC. Ladder style radiator.



BEDROOM 1 3.28m x 3.06m (10'9" x 10'0")

PVCu double glazed window to the side aspect. Doors to a deep wardrobe/storage cupboard with hanging rail. (1.10m x 0.81m). Radiator.



LIVING ROOM/KITCHEN 5.92m x 3.04m (19'5" x 10'0")

This is a lovely light open plan room.



LIVING AREA 3.90m x 3.04m (12'10" x 10'0")

Large PVCu double glazed window to the side aspect. Radiator.



KITCHEN 1.84m x 3.25m (6'0" x 10'8")

Dual aspect room with PVCu double glazed windows to the front and side aspects. The kitchen is equipped with an integrated fridge, an integrated freezer and integrated washing machine. The contemporary kitchen units are light grey and there is an inset single drainer sink unit, inset 4 burner gas hob with extractor hood over and a double oven below. Cupboard housing the Worcester boiler. The breakfast bar loosely divides the kitchen and living areas.



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OUTSIDE

There is a garden area to the front of the property. The title documents show that Flat 14 has ownership of half of this garden closest to the property. There is no fence dividing this area, although one could be erected, as currently the owner of flat 14 and the occupier of flat 13 share the total space.

LEASE DETAILS

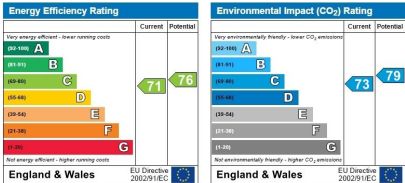
Remainder of a 125 year lease from 17 September 1990.
The Freeholder is LiveWest Home Limited

AGENTS NOTES

We have been informed by the vendors solicitor that there is a covenant on the property which states that you can not holiday let 14 Rosewall Cottages.

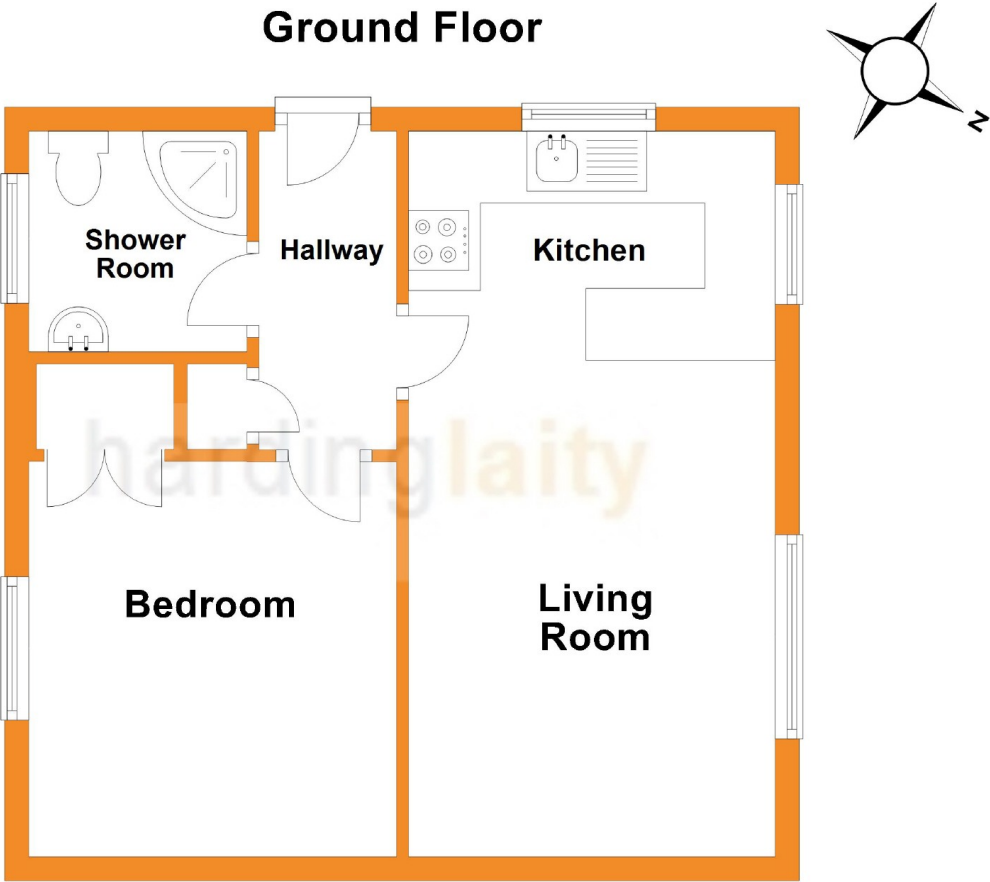
TENURE

Leasehold



For clarification we wish to inform prospective purchasers that the sales particulars produced by this company should only be used as a general guide. We have not carried out a detailed survey, nor tested the services, or specific fittings. All measurements are approximate.

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