



5A Tregenna Hill , St. Ives, TR26 1SE

We are pleased to offer this 2 double bedroom maisonette with garden to rear, in this superb location in the heart of St Ives. Located above a shop the property has its own entrance and the accommodation is over 2 floors.

Open plan kitchen/living room with access to the lower level rear garden and then two double bedrooms and a shower room on the top floor.

No Parking is available with the property.

Water and electricity bills included in the rent. Gas Central Heating. EPC C75. Council Tax Band A.

Mains gas, electric, water and sewerage.

Deposit £1380.00. Holding deposit £275.00

OFCOM states: EE O2 and Vodafone Limited. Three none. Broadband - Superfast - up to 34MBPS

Available now.

£1,200 Per Month

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[Directions](#)



Floor Plan

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating	
	Current Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	77
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
	Current Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	
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