

# 15 Alan Road

PADSTOW



**Jackie Stanley**  
ESTATE AGENTS





- **Characterful Semi Detached House with a Red Brick Façade**
- **Quiet Residential Location**
- **Three Bedrooms & Stylish Family Bathroom**
- **Modern Integrated Kitchen**
- **Fully Enclosed South Facing Garden with Patio area**
- **Utility with Shower Room**
- **Situated within a Short Walk of the Vibrant Harbour, Cafés & Restaurants of Picturesque Padstow**

Situated in a quiet residential area of picturesque Padstow within a short walking distance of the local school, doctors surgery, vibrant working harbour, cafes and restaurants, is 15 Alan Road.

This three bedroom semi detached house has a handsome red brick façade under a tiled roof with UPVC windows and doors. The current vendors have sympathetically modernised the accommodation in recent years, retaining much of the original character.

The accommodation comprises of a entrance hall with under stairs cupboard with stairs rising to the first floor. The living room has



an fireplace creating a focal point to the room. Moving through to the kitchen, which has a range of floor units and integrated oven and hob. There is space for a dining room table and chairs. This overlooks the garden and offers a huge amount of natural light. From the kitchen the door leads into the utility with further range of base and wall units and a double glaze door to outside. Stairs to the first floor landing give access to the bathroom which has a panelled bath and a shower over it. There are two double bedrooms and one single bedroom, all with estuary views.

The rear south facing garden is mainly laid to level lawn with a patio preceding the rear of the house and a timber fence boundary encompasses three sides . To the front is a further area of lawn, front boundary wall and gate, with side access to the rear of the property. Services to the property include mains gas, water, electricity and drainage. EPC rating D. Council tax band B. Ofcom suggest superfast broadband availability. Ofcom suggest 5G mobile connectivity.

The historic and picturesque fishing town of Padstow is located on the North Coast of Cornwall and offers an extensive range of cafés, public houses and restaurants, none more so than Paul

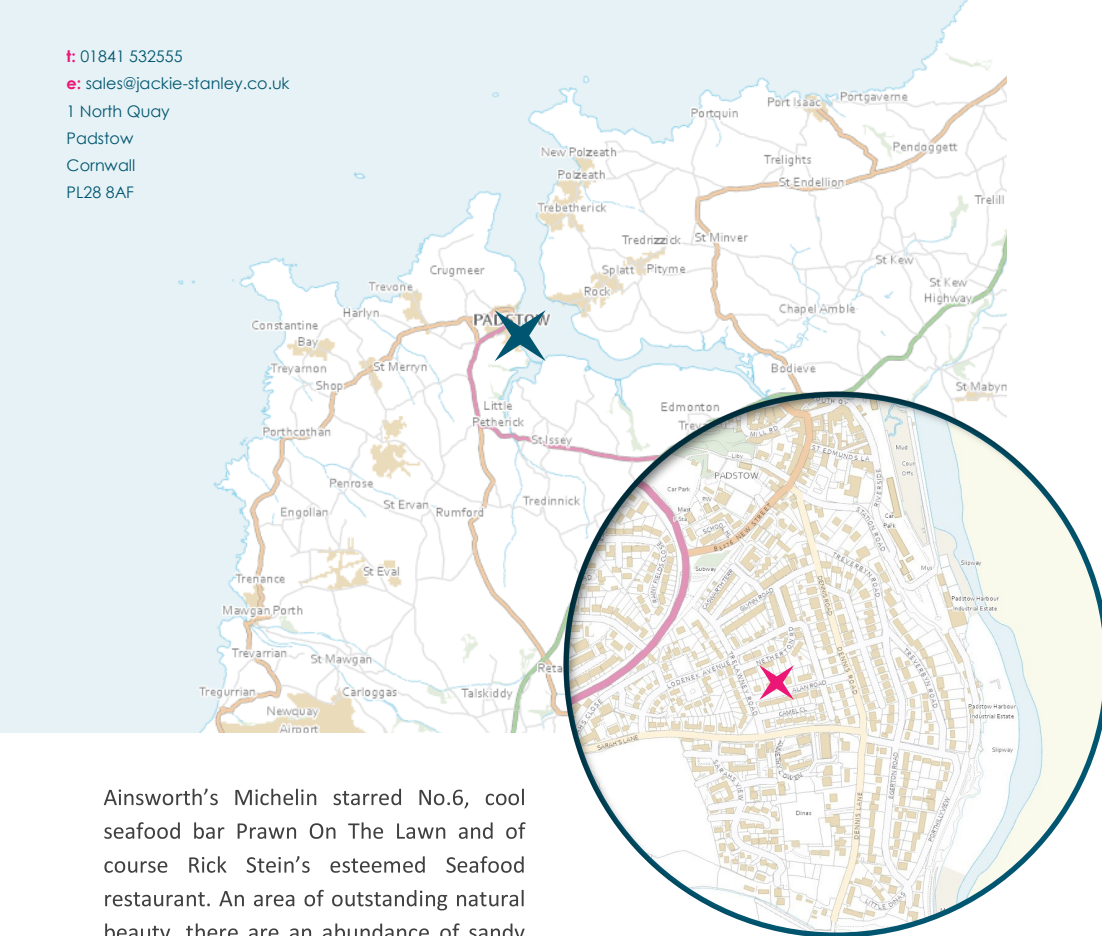
## 15 Alan Road, Padstow, PL28 8DS

£410,000 guide





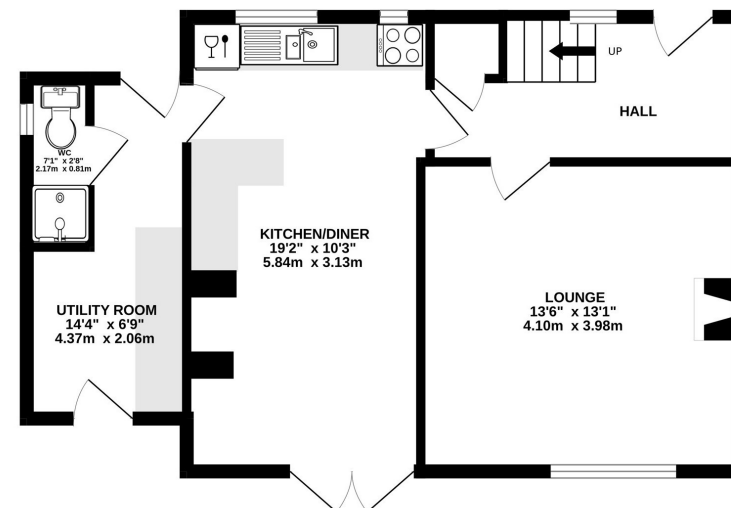
t: 01841 532555  
 e: sales@jackie-stanley.co.uk  
 1 North Quay  
 Padstow  
 Cornwall  
 PL28 8AF



Ainsworth's Michelin starred No.6, cool seafood bar Prawn On The Lawn and of course Rick Stein's esteemed Seafood restaurant. An area of outstanding natural beauty, there are an abundance of sandy beaches within 2 to 4 miles as well as the championship golf course at Trevose. The town also has a supermarket and excellent Primary School. For more extensive shopping facilities, the thriving market town of Wadebridge is just 7 miles distance and offers a fine selection of shops and amenities including a sports centre, cinema, a primary and secondary school and a selection of supermarkets. The nearest mainline station is Bodmin Parkway which is approximately 20 miles distant with the nearest airport at Newquay approximately 14 miles away.

To find 15 Alan Road, drive towards Padstow on the A389. As you approach Padstow, turn right at signs for the town centre and follow the road down the hill. Just after the road bears right, turn right into Dennis Road. Drive along Dennis Road and then take the second turning on the right into Alan Road. Number 15 can be found further up on the left hand side. The postcode for satellite navigation is PL28 8DS. What3words: /// invite.propelled.because

GROUND FLOOR  
 535 sq.ft. (49.7 sq.m.) approx.



1ST FLOOR  
 439 sq.ft. (40.8 sq.m.) approx.

TOTAL FLOOR AREA : 974 sq.ft. (90.5 sq.m.) approx.

