

12 Palm Drive

ST MERRYIN



**Jackie Stanley**  
ESTATE AGENTS





- **Quiet Cul-De-Sac in Popular Location**
- **Three Double Bedrooms**
- **First Floor Open Plan Living Space with Fitted Equipped Kitchen**
- **Juliette Balcony & Solar Thermal Hot Water**
- **Modern Bathroom & Master En-Suite Shower Room**
- **Low Maintenance Garden & Driveway Parking for Two Vehicles**
- **Convenient Location Moments from the North Cornish Coast**
- **Modern Detached Holiday Home**



12 Palm Drive is located on the outskirts of the bustling and highly popular village of St Merryn, approximately four miles from Padstow.

Palm Drive is a quiet cul-de-sac situated within St Merryn Holiday Village.

The accommodation is in good decorative order and comprises three double bedrooms on the ground floor each with modern grey carpets and fresh white walls. The master bedroom has French doors opening to the rear garden and benefits from a modern en-suite shower room.



There is also an attractive family bathroom on the ground floor complete with separate bath and shower enclosure. There is an internal cupboard in the hallway and stairs rise to the first floor.

The first floor is entirely open plan with French doors and Juliette balcony to the front elevation, with space aplenty for sofas and occasional furniture. The kitchen offers a range of floor cabinets and drawers with integrated electric oven and hob, fridge and freezer. There is also a freestanding dishwasher and washing machine. The property also benefits from UPVC double glazed windows and doors, electric underfloor heating and solar thermal hot water.

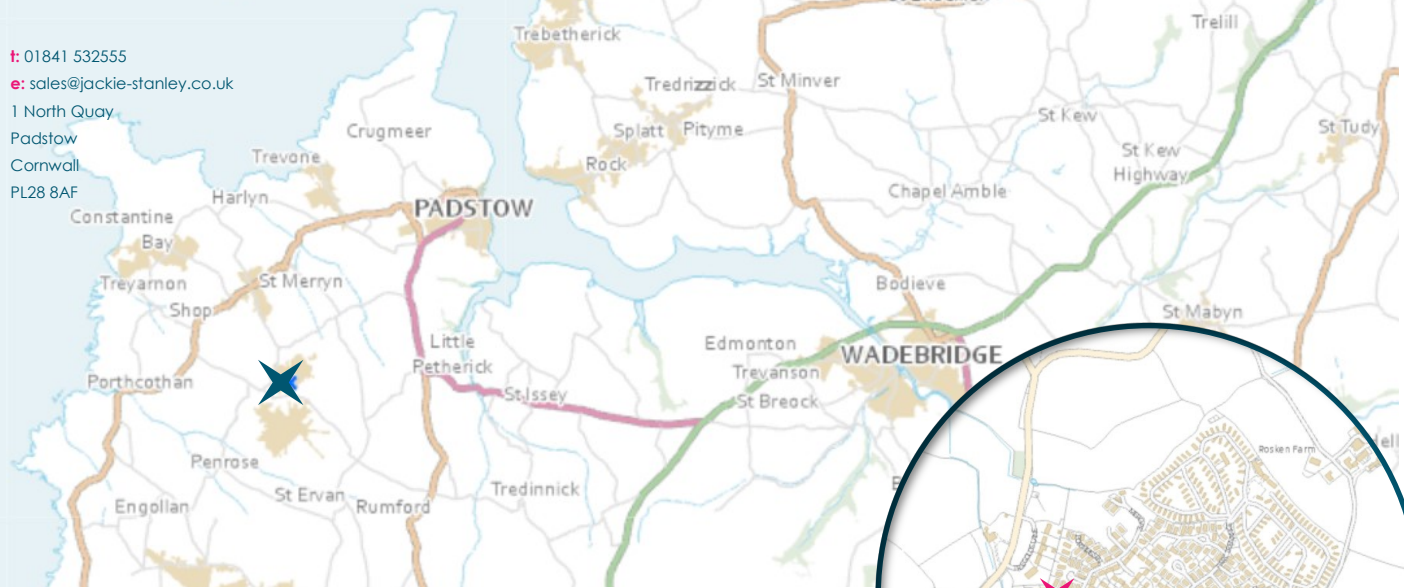
To the front is a block paved driveway with ample parking space for a couple of vehicles. The block paving continues around both sides of the property to the rear of the property where there is a private space perfect for al fresco dining. Timber fences form the boundaries.

Services to the property include mains water, electricity and drainage. EPC rating E. Council tax band B. Ofcom indicate superfast broadband availability. Ofcom indicate 4G mobile coverage.

**12 Palm Drive, St Merryn, PL28 8FG**  
£325,000 guide



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



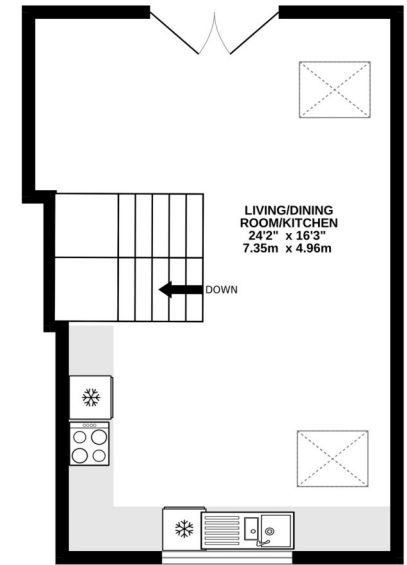
Please note that 12 Palm Drive has a holiday use only planning condition which restricts the property to temporary, non permanent occupancy.

The bustling village of St Merryn offers a good range of amenities including several restaurants, a post office/grocery store, a bakers/delicatessen, a petrol station/garage and two Public Houses including Rick Stein's 'The Cornish Arms' serving great food and local ales. There is also a doctors surgery and Primary School with an excellent reputation. The village is a great base from which to explore the surrounding coastline which includes the beaches of Harlyn Bay, Trevone Bay, Constantine Bay, Treyarnon and Porthcothan which are all located within a 3 to 5 mile radius.

The historic and picturesque fishing town of Padstow is just three miles distant and offers an extensive range of cafes, public houses and restaurants, none more so than Paul Ainsworth's Michelin starred No.6 and of course Rick Steins esteemed Seafood restaurant. Within 9 miles is the thriving market town of Wadebridge on the river Camel, which 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 just 13 miles away.

To find 12 Palm Drive, leave Padstow and follow the B3276 towards Trevone and St Merryn. Follow this road for approximately 2.7 miles. Pass the Cornish Arms pub and continue into the heart of St Merryn. At the crossroads with the garage on the corner, turn left and continue along this road for approximately 1.5 miles. Just after a sharp left hand bend, turn left into St Merryn Holiday Park and continue into the development. Take the third turning on the left hand side into Jasmine Way and continue towards the end. Palm Drive can be found along on the left hand side. The postcode for Satellite Navigation is PL28 8FG. What3words: alternate.crossings.usual

1ST FLOOR  
 372 sq.ft. (34.5 sq.m.) approx.



GROUND FLOOR  
 633 sq.ft. (58.8 sq.m.) approx.

TOTAL FLOOR AREA: 1005 sq.ft. (93.4 sq.m.) approx.

