



3, Glynn Road





# 3, Glynn Road

Padstow, PL28 8EF

Harlyn Bay 2.9 miles - St Merryn 3.0 miles - Wadebridge 7.8 miles

A well presented three bedroom terraced house set over three storeys and within close distance to Padstow Harbour.

- No Onward Chain
- Popular Harbour Town Location
- Holiday Let Potential
- Private Parking
- Freehold
- Three Double Bedrooms
- Estuary Views
- South East Facing Garden
- Detached Garage
- Council Tax Band: D

Guide Price £625,000

## SITUATION

The property is situated in the historic and picturesque fishing town of Padstow which offers an extensive range of cafes, public houses and restaurants, none more so than Paul Ainsworth's Michelin starred No.6, seafood bar Prawn On The Lawn, and of course Rick Steins esteemed Seafood restaurant. Traditionally a fishing port, Padstow is also a popular tourist destination where many enjoy exploring the harbour front and Camel Trail link to Wadebridge. The Seven Bays sandy beaches are nearby and are a haven for surfing and other water sports. Wadebridge is within eight miles and on the river Camel, which offers a fine selection of shops and amenities including a sports centre, cinema, primary and secondary school and a selection of supermarkets.

## DESCRIPTION

Currently used as a successful holiday let and being offered to the market with no onward chain, this three storey red brick town house could make an ideal family home or investment. This period property is within a short distance of Padstow town, the harbour and the Camel Estuary and has been extended to create a sociable living space. Its high ceilings, oak doors and cornices are in keeping with its era and the property also benefits from a generous enclosed garden, detached garage and parking.





## ACCOMMODATION

The front door leads into the entrance hall with access to the sitting room, kitchen/dining room and stairs to the first floor with storage cupboard underneath. The sitting room features an ornate fireplace and has built-in shelving, cupboards and a box bay window to the front. The open plan kitchen/dining room is flooded with light from skylights and French doors leading to the rear garden. The kitchen benefits from a range of wall and base units, Rangemaster cooker with extractor hood, sink with mixer tap and space for appliances. The kitchen has been extended to create a second sitting area making this room a great space for socialising. The utility room houses the boiler and hot water tank and offers base units, sink with mixer tap, storage cupboard, space and plumbing for appliances and a downstairs WC.

The first floor landing has access to two bedrooms, the family bathroom and stairs to the second floor. The bathroom offers a P-shaped panel bath with overhead shower, low level WC, wash hand basin and airing cupboard. Bedroom Three overlooks the rear and has built-in wardrobes and a feature fireplace. Bedroom Two offers a fireplace, wash hand basin and a box bay window to the front with glimpses of the estuary. On the second floor, Bedroom One is a generous double room with eves storage, Velux windows, a dormer window with estuary views and an ensuite with a shower, wall hung toilet and wash-hand basin.

## OUTSIDE

The front garden can be accessed via a metal gate and is laid with slate shingle with flower beds and a tiled pathway leading to the front door. The generous and enclosed rear garden faces South East and has been landscaped for low maintenance with patio areas, flower beds with mature shrubs and trees and a paved pathway leading to the bottom of the garden where there is a summer house, gate to the side alley and detached garage with parking in front.

## SERVICES

Mains electricity, gas, water and drainage. Broadband availability: Superfast. Mobile Phone Coverage: Voice and Data. (Broadband and mobile information via Ofcom). Please note the agents have not inspected or tested these services.

## VIEWINGS

Strictly by appointment with the vendor's appointed agents, Stags. 01208 222333

## DIRECTIONS

From Wadebridge, travel along the A39 through Whitecross, passed Cornwall Show Ground and then take the right hand turning signposted to Padstow, A389. Continue through St Issey and Little Petherick then at the end of the road turn right onto the A389 and continue into Padstow. At Tesco, take the right hand turning onto Sarah's Lane and after 0.3 miles turn left on Trelawney Road. At the end, turn right onto Glynn Road. Continue for 0.1 miles and the property is on your right hand side.

What3Words: ///micro.adjuster.brochure





IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		70	82
EU Directive 2002/91/EC			

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