

CORNWALL ESTATES

PADSTOW



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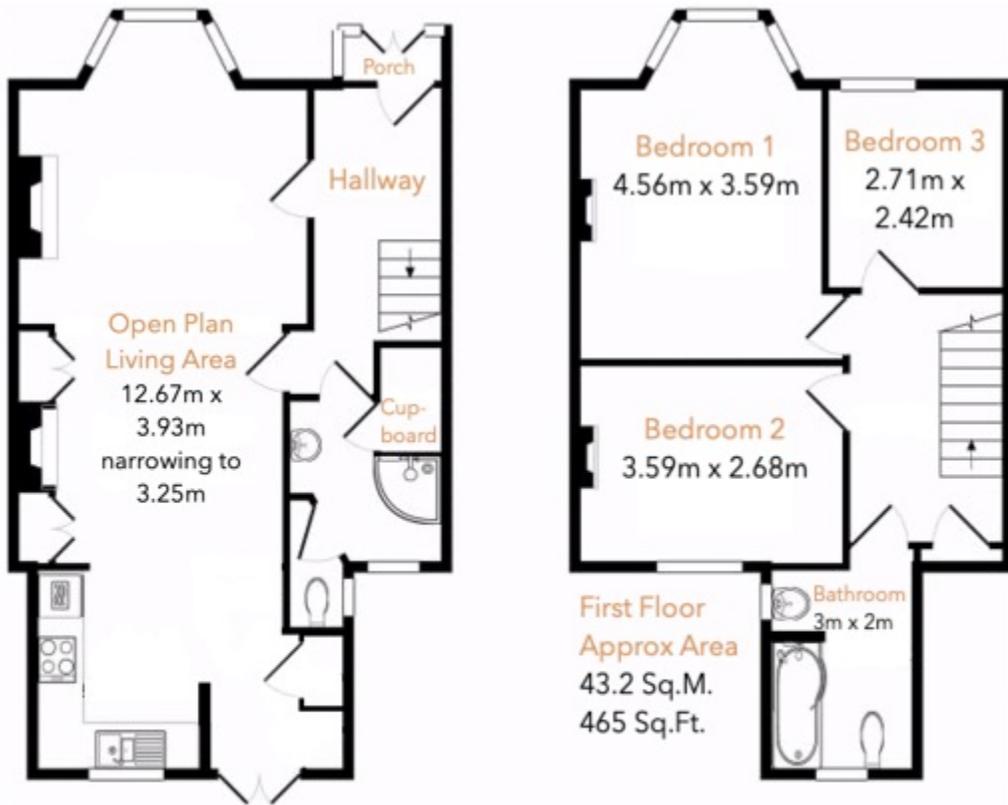
PADSTOW

17 NETHERTON ROAD,
PADSTOW, PL28 8EG

£595,000

- WELL PRESENTED TOWN HOUSE
- SHORT WALK TO HARBOUR
- ENCLOSED GARDENS
- ESTUARY VIEWS
- THREE BEDROOMS
- TWO BATHROOMS
- LARGE OPEN PLAN LIVING
- PERIOD FEATURES
- GOING CONCERN





Ground Floor
Approx Area
50.2 Sq.M.
540 Sq.Ft.

First Floor
Approx Area
43.2 Sq.M.
465 Sq.Ft.



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

Padstow is a highly desirable destination in the West Country. It is a striking harbour town, a working fishing port, and is surrounded by a stretch of coastline of outstanding natural beauty.

Famous for its selection of gourmet restaurants, including those of Rick Stein and Paul Ainsworth, Padstow offers an amazing culinary scene and several brilliant pubs and bars.

Situated ideally by the South West Coast path for beautiful scenic walks, and of course, there are several stunning beaches within a short drive providing a huge choice of water sports.



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This mid terraced town house is situated within a short walk of the harbour and town centre. Currently a successful and established holiday let, the property is available to purchase fully furnished and equipped with holiday lets in place generating an immediate income for buyers, further detail available on request.

Set over two floors, the accommodation is well presented throughout and there are lots of original features including tiled hallway flooring, fireplaces and original built-in cupboards. The open plan living area is a real feature of the property, over 12metres in length and including a modern fitted kitchen with integrated appliances. There are views to the estuary to be enjoyed and double doors lead to the private, enclosed gardens.

To the first floor are three good sized bedrooms, the master being particularly attractive with bay window and original feature fireplace. There is not private parking with the property however there are no restrictions on the road. An excellent investment opportunity which we recommend viewing.



ACCOMMODATION

ENTRANCE

Glazed double doors to the porch, front entrance door to;

HALL

Original tiled flooring, radiator, coat hooks, cupboard housing electricity meter, door to shower room, door to;

OPEN PLAN LIVING / DINING ROOM & KITCHEN

Large open plan room comprising of a sitting area with bay window and shutters to the front, feature fireplace and tall radiator. Dining area with original built-in cupboards and drawers. Ceiling spotlights. Kitchen area with double glazed door to the rear garden, double glazed window to the rear with views to the estuary. Built in cupboard housing central heating boiler. A range of base & wall units incorporating a built in oven, four ring electric hob with stainless steel extractor over, single bowl sink unit, built in dishwasher, built in fridge and freezer.

SHOWER ROOM

Shower enclosure, tiled walls, double glazed window to the rear, fitted wash hand basin set in unit, door to cloakroom with low level WC and small window to the rear.

Stairs to first floor;

LANDING

Access to the loft, built in cupboard with shelving, door to;

BATHROOM

Panelled bath with shower over, rain head shower, tiled walls, heated towel rail, fitted wash hand basin set in unit, low level WC, double glazed window to the rear.

BEDROOM ONE

Bay window to the front, feature fireplace, ceiling light, tv point, radiator.

BEDROOM TWO

Double glazed window to the rear, ceiling light, radiator.

BEDROOM THREE

Double glazed window to the front, ceiling light radiator.

OUTSIDE

GARDEN

To the rear is a raised deck with glass balustrade designed to make the most of the estuary views. The garden extends into a lawned area with path to the rear gate and metal shed, the garden is fully enclosed.

NOTE

The property is sold as a going concern, with holiday lets in place. Purchasers will be required to take-on and honour the existing holiday lets.

SERVICES

Mains gas central heating, mains electricity, mains drainage and mains water (metered). Council tax band deleted. Tenure – freehold. Brick & cavity wall construction. ADSL broadband connection. Full indoor and outdoor coverage with Three, O2, Vodafone and EE.

PARKING

No allocated parking for this property, on street parking is available directly outside. No EV charging at property, closest charging facility is Padstow Petrol Station, approx.1 mile.









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