

CORNWALL ESTATES

PADSTOW



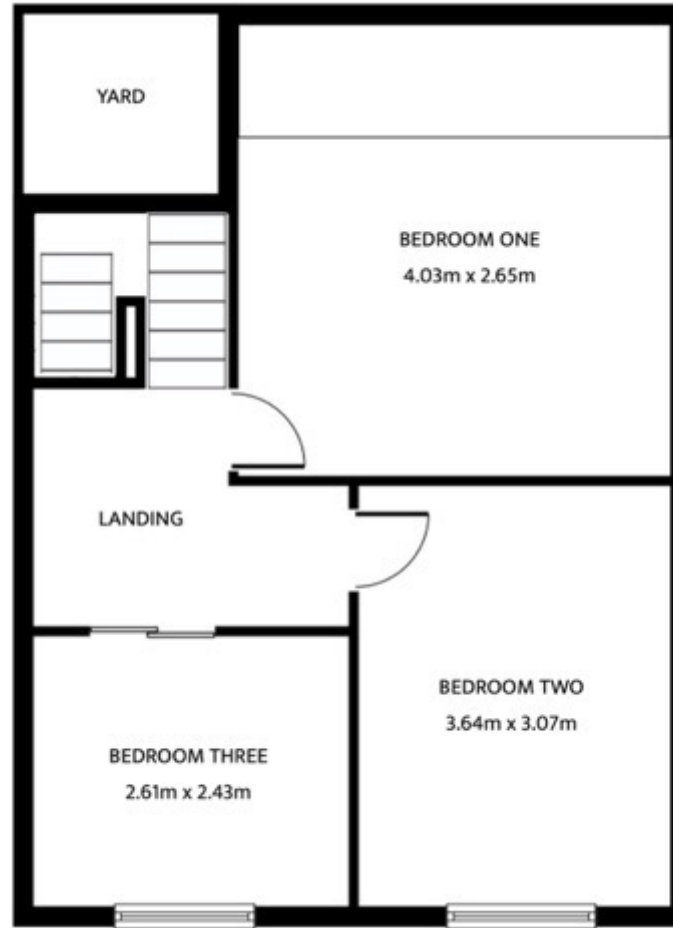
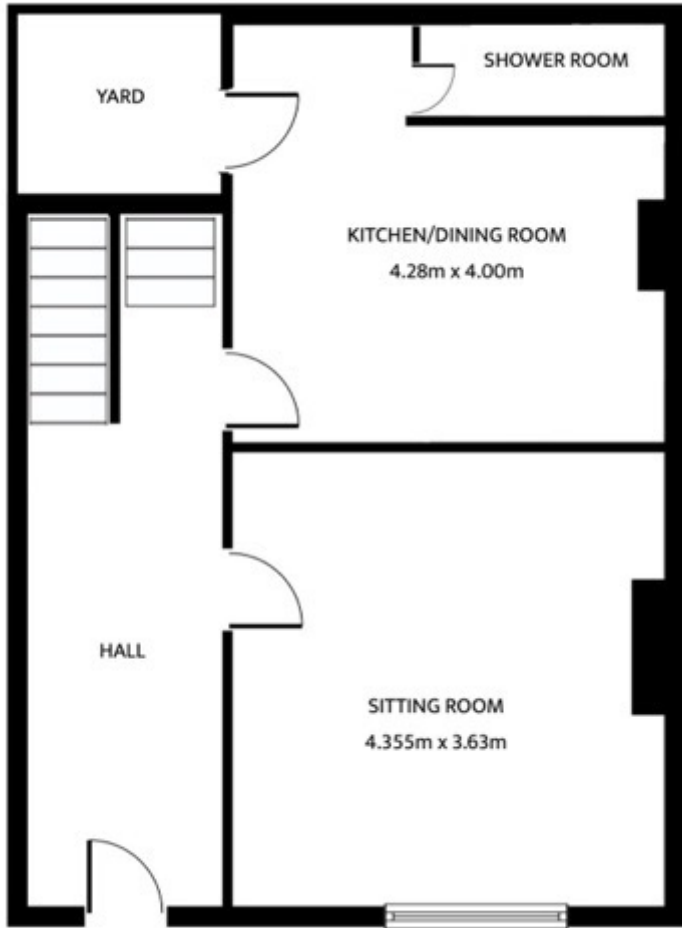
CORNWALL ESTATES

PADSTOW

12 Cross Street,
Padstow, PL28 8AT
£350,000

- CHARACTER COTTAGE
- OLD TOWN LOCATION
- REFURBISHMENT PROJECT
- YARD & OUTBUILDING
- GRADE II LISTED
- THREE BEDROOMS





| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-68 | D | | 68 D |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | 13 G | |

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ENTRANCE

Part glazed front entrance door to;

HALL

Ceiling light, telephone point, stairs to first floor, doors to;

LIVING ROOM

4.35m x 3.63m Sash window to the front, ceiling light, open fireplace with arched recesses either side.

KITCHEN

4.28m x 4.00m (max) A range of base & wall units incorporating a stainless-steel sink unit, Velux window to the rear, two strip lights, open fireplace, understairs cupboard, door to the rear.

SHOWER ROOM

2.34m x 1.19m Low level WC, pedestal wash hand basin, electric shower enclosure, tiled flooring and walls, ceiling light, two Velux windows to the rear.

Stairs to first floor;

LANDING

Half landing with window overlooking rear, ceiling light, access to loft space, doors to;

BEDROOM 1

Velux window to the rear, ceiling light.

BEDROOM 2

Sash window to the front, ceiling light.

BEDROOM 3

Sash window to the front, ceiling light, feature fireplace.

OUTSIDE

There is a small yard accessed from the kitchen.

OUTBUILDING

Opposite the cottage there is an outbuilding (2.5m x 2m) and yard (3m x 2.5m) area which could be converted to a parking space (subject to the necessary planning permissions)



COUNCIL TAX BAND

C

TENURE

Freehold

PROPERTY CONSTRUCTION

Cornish stone, cavity wall, pitched slate roof. Single glazed, electric heaters.

ELECTRICITY SUPPLY

Mains electricity.

WATER SUPPLY

Mains water.

SEWERAGE

Mains sewerage.

HEATING

None

BROADBAND

none

MOBILE PHONE COVERAGE

Full coverage

PARKING

None

RESTRICTIONS

The property is within a conservation area.

The property is grade II listed.

LISTING

Circa early C19. Stone rubble. Slate roof with gable ends. Brick end stacks. Plan: Pair of 2-room double depth plan houses with central entrances. Heated by end stacks. Exterior: 2-storeys. Complete early C19 12-pane hornless sashes. Two C20 doors in centre and C19 doorcases with corbelled brackets and truncated jambs. Sash to right and left and 4 sashes on first floor. Interior: Not inspected.





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