

CORNWALL ESTATES

PADSTOW



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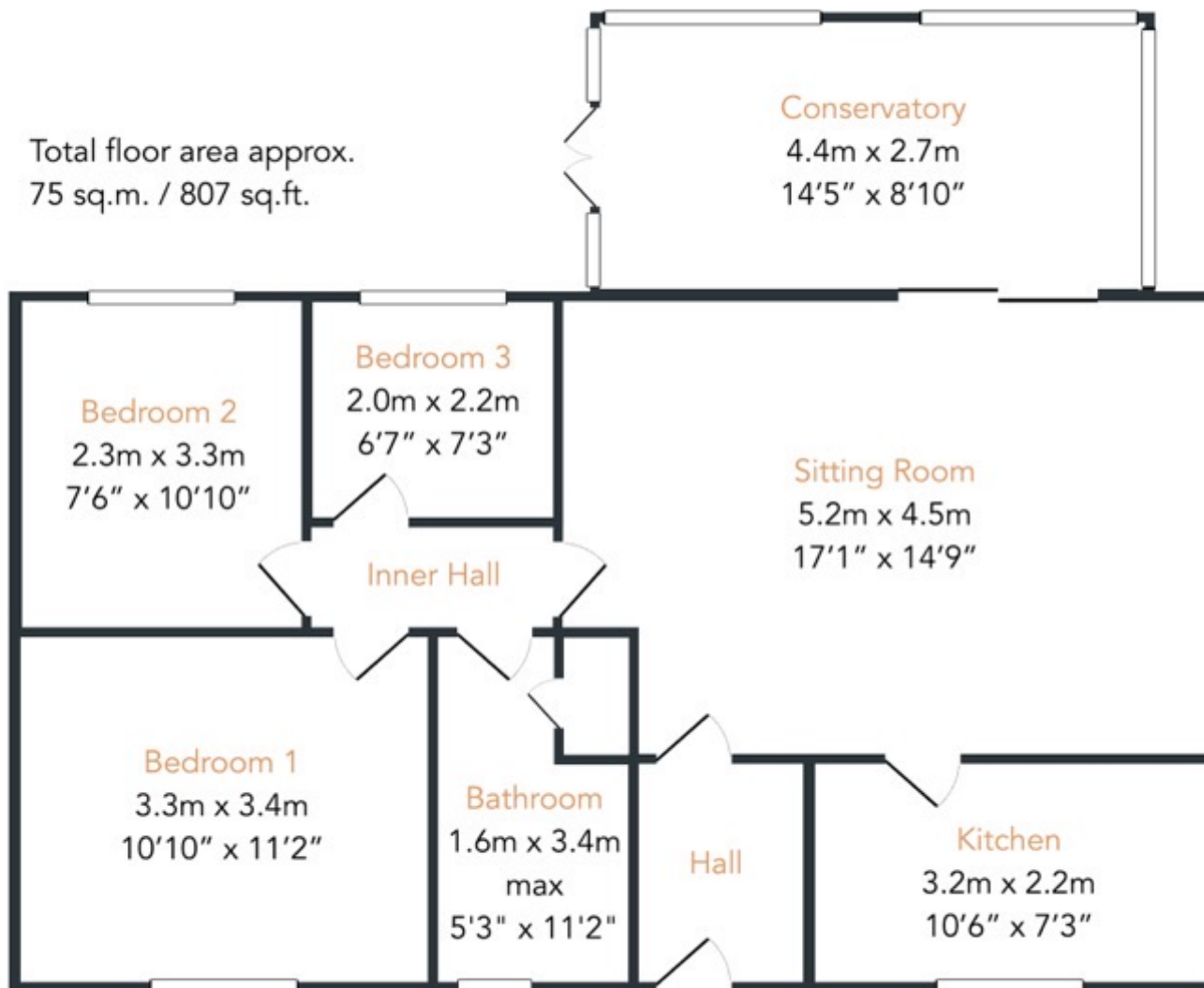
PADSTOW

OLICANA, DAISYMOUNT
DRIVE, ST MERRY PARK,
PL28 8QB

£260,000

- SEMI-DETACHED BUNGALOW
- RESIDENTIAL STATUS
- THREE BEDROOMS
- WELL MAINTAINED
- CORNER PLOT
- ENCLOSED GARDEN
- PARKING FOR 2 CARS
- NEAR TO SEVERAL BEACHES

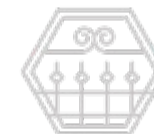




Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

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ESTATES**
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A semi-detached bungalow with well-maintained three bedroom accommodation benefitting from full residential use. The property comprises a spacious sitting room with adjoining conservatory offering extra living space, there is a separate fitted kitchen, three bedrooms and a family shower room.

Olicana occupies a pleasant corner plot, with private low maintenance gardens and parking for two cars.

St Merryn Park enjoys a central position within easy reach of several of North Cornwall's finest beaches. With just a two minute level walk to the convenience shop and bar / restaurant, or a few minute's drive of the village of St Merryn which offers a range of further amenities.

ACCOMMODATION

ENTRANCE

Front entrance door to;

HALL

Door to sitting room, ceiling light.

SITTING ROOM

Double glazed sliding doors to conservatory at the rear, door to inner hall, door to kitchen, ceiling light, radiator.

CONSERVATORY

Double glazed, doors to rear garden, wall lights.

KITCHEN

Double glazed window to the front elevation, a range of base and wall units incorporating stainless steel sink unit, electric oven with hob and extractor over, tiled splashbacks, space for washing machine, space for fridge freezer, ceiling light.

INNER HALL

Doors to bedrooms and bathroom, ceiling light, access to part boarded loft.



BATHROOM

Double glazed window to the front elevation, shower enclosure with electric shower, low level WC, fitted wash hand basin, ceiling light, radiator, airing cupboard housing Worcester oil combi boiler (3 years old and serviced annually).

BEDROOM 1

Double glazed window to the front elevation, ceiling light, radiator.

BEDROOM 2

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

BEDROOM 3

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

GARDENS

A low maintenance rear garden, fully enclosed with fence boundaries, a range of shrubs and bushes, paving and pebbled areas, plus a garden shed.

PARKING

Parking for two cars on the driveway.

COUNCIL TAX

Band A

CONSTRUCTION

Standard cavity wall construction with a tiled pitched roof and double glazing

TENURE

Freehold, fully residential. Site charges of approximately £425pa.

SERVICES

Oil fired central heating. Mains electricity with smart meter, no EV charger installed, nearby facilities within four miles. Mains sewerage. Mains metered water. Full outdoor mobile coverage with EE, O2, Three, Vodafone, full indoor coverage with O2 & Vodafone. ADSL broadband.









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