

CORNWALL ESTATES

PADSTOW



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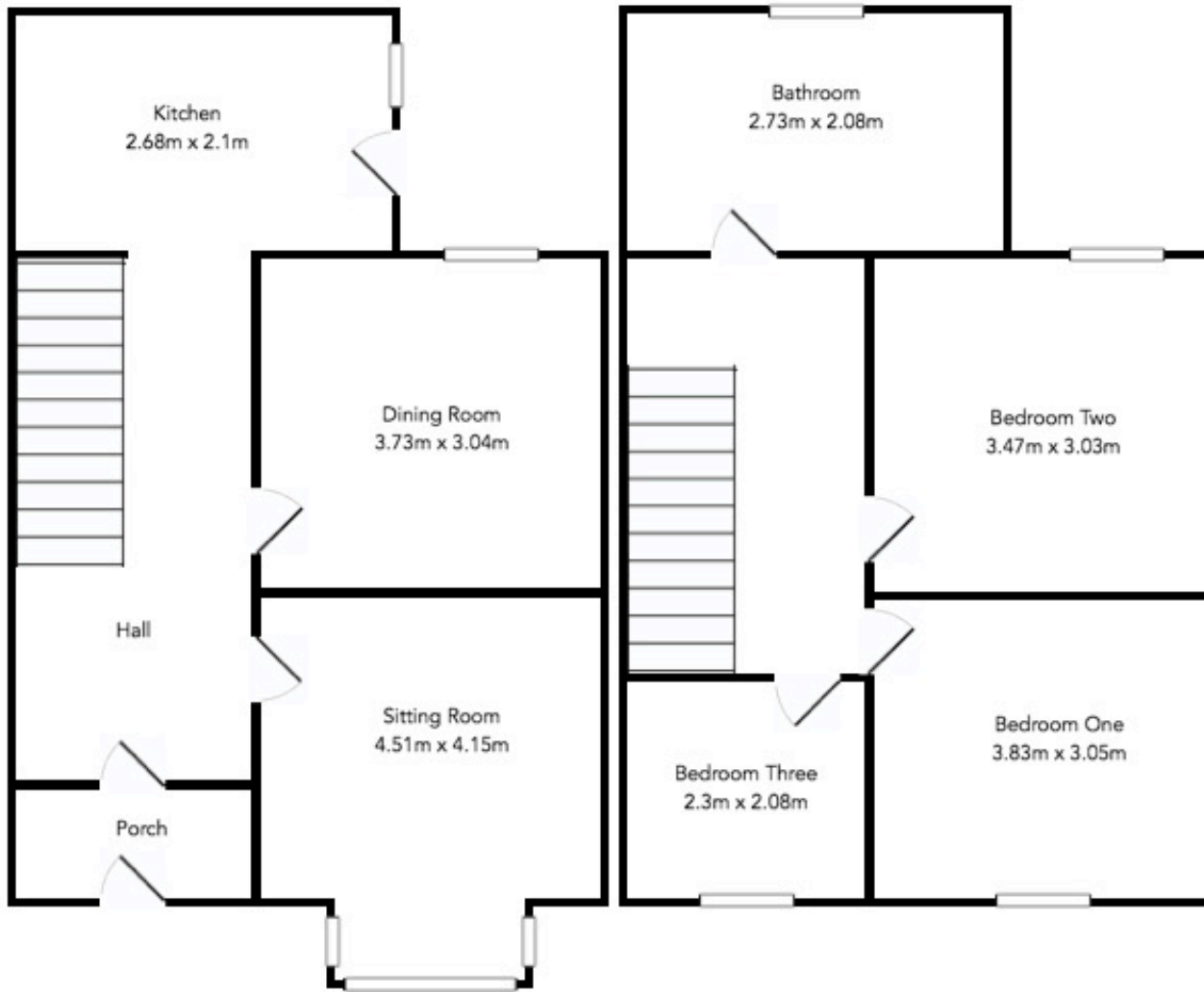
PADSTOW

16 NETHERTON ROAD,
PADSTOW, PL28 8EG

£625,000

- PARKING
- LOW MAINTENANCE GARDEN
- PERIOD FEATURES
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- SUCCESSFUL HOLIDAY LET
- SHORT WALK TO TOWN
- MODERN ACCOMMODATION





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

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16 Netherton Road is a beautifully presented town house located within a short walk of the harbour and town centre. The accommodation comprises a sitting room with a bay window allowing in plenty of light, a separate dining room, kitchen leading out to the garden, three bedrooms and a modern family bathroom.

To the rear there is an enclosed garden with a patio tucked into the house offering a sheltered and private seating area. There are steps up to a raised lawn and a gate leading out to the lane at the rear where there is private parking for one car. There is also a very useful outbuilding attached to the rear of the house.

The property offers well maintained accommodation with attractive features including original tiling in the entrance and fireplaces in the reception rooms and master bedroom. The property is presently run as a holiday let with a successful history of bookings, ready to continue as a going concern.

ENTRANCE

Front entrance door to inner hall with original tiled flooring and part glazed door to:

HALL

Radiator, two ceiling lights, stairs to first floor, doors to sitting and dining rooms, open to kitchen.

SITTING ROOM

4.51m x 4.15m maximum into bay. Double glazed bay window to the front elevation, feature fireplace, radiator, ceiling light, telephone and television points.

DINING ROOM

3.73m x 3.04m. Double glazed window to the rear elevation, feature fireplace, built in cupboards, radiator, ceiling light.

KITCHEN

2.68m x 2.1m. Double glazed door and window to the side elevation, a range of base and wall units to include electric oven with induction hob and extractor over, 1 ½ bowl stainless steel sink unit, built in dishwasher, plumbing and space for automatic washing machine, space for fridge/freezer, radiator, ceiling light.



Stairs to first floor

LANDING

Ceiling light, Velux window, doors to bedrooms and bathroom.

BATHROOM

2.73m x 2.08m. Double glazed window to the rear elevation, shower enclosure, panelled bath with shower attachment, low level WC, fitted wash hand basin, hearted towel rail, built in cupboard, tiled walls and floor, recessed spotlights.

BEDROOM 1

3.83m x 3.05m. Double glazed window to the rear elevation, ceiling light, radiator, built in cupboard, wooden floorboards.

BEDROOM 2

3.47m x 3.03m. Double glazed window to the front elevation, radiator, ceiling light, feature fireplace, wooden floorboards.

BEDROOM 3

2.3m x 2.08m. Double glazed window to the front elevation, radiator, ceiling light, wooden floorboards, access to loft.

OUTSIDE

To the front of the house there are steps up to a small courtyard area. To the rear there is a patio area accessed from the kitchen and steps up to a raised lawn. There is a useful storage outbuilding attached to the rear of the house.

PARKING

Parking for one car to the rear of the property.

SERVICES

Mains gas, electricity, water, drainage. Gas central heating. Full mobile phone coverage with EE Three O2 & Vodafone. Fibre broadband.

COUNCIL TAX

Band deleted

TENURE

Freehold









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