



CORNWALL ESTATES

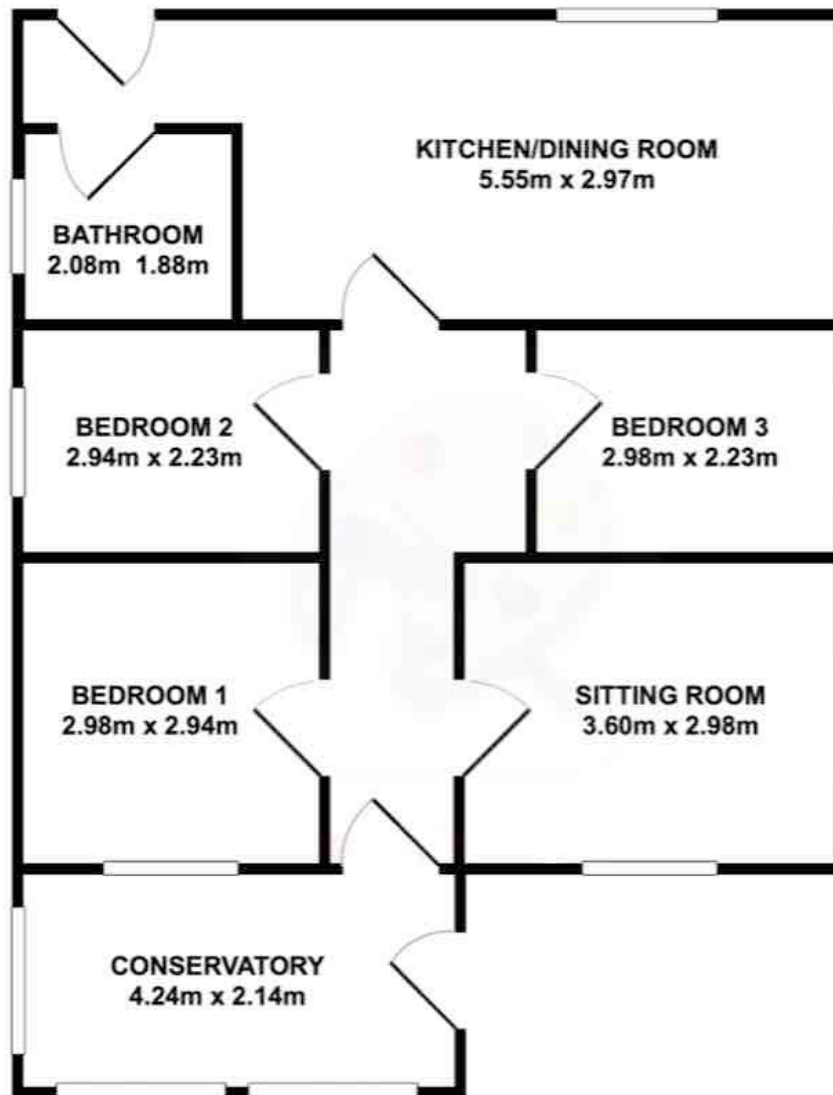
PADSTOW

The Moor, Dennis Lane,
Padstow, PL28 8DR

£1,200,000 FREEHOLD

- DETACHED BUNGALOW
- IDYLIC LOCATION
- EXTENSIVE GARDENS
- REDEVELOPMENT POTENTIAL
(subject to PP)
- MOMENTS FROM THE CAMEL
TRAIL
- RARE OPPORTUNITY
- OUTBUILDING





OVERALL FLOOR AREA 73 square metres APPROX

Floorplan for illustrative purposes only and should not be relied upon. All measurements are approximate. No responsibility is taken for any error, omission or mis-statement.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		42 E
21-38	F		
1-20	G	8 G	

IMPORTANT NOTICE

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The Moor represents a rare opportunity to purchase a detached property set on a large plot in an idyllic and sought after location.

Set in glorious, well stocked and extensive gardens, opposite Dennis Cove Lake and within just moments of The Camel Trail, the property occupies one of the most picturesque locations in the town and provides significant opportunity for redevelopment, subject to the requisite planning permission and building regulations.

The plot accommodates the detached bungalow, a redundant outbuilding and a large timber storage unit. A tree lined boundary runs along the western boundary which abuts open farmland. The bungalow offers three-bedroom accommodation with kitchen/diner, separate sitting room, bathroom and sunroom. Ample off road parking is available in the driveway.

ENTRANCE

Front entrance door to;

SUN ROOM

Two double glazed windows overlooking the garden, door to;

HALL

Doors to;

SITTING ROOM

Double glazed windows to the front and side, ceiling light, radiator.

BEDROOM ONE

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

BEDROOM TWO

Double glazed window to the side, ceiling light, radiator

BEDROOM THREE

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

KITCHEN/DINING ROOM

Double glazed windows to the side and rear, ceiling light, a range of base & wall units incorporating a stainless steel sink unit, plumbing for automatic washing machine and dishwasher, space for tumble dryer, electric cooker point. Tiled splashbacks. Door to rear.

SHOWER ROOM

Shower enclosure, radiator, low level WC, pedestal wash hand basin, double glazed window to the rear.





**COUNCIL TAX BAND**

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MOBILE PHONE COVERAGE

Limited voice service with Vodafone, O2 & Three.

BROADBAND

Superfast broadband available.

PROPERTY CONSTRUCTION

Non-standard construction. Concrete block and cavity wall, timber clad.

SERVICES

Mains electricity, water, sewerage.

HEATING

Gas central heating. Mains gas.

PARKING

Parking for three vehicles in the driveway.

EASEMENTS

There is a vehicular right of way for the neighbouring property to pass through the gate to the right of the bungalow and through the drive.

FLOOD RISK

Surface water; the chance of flooding is very low

The chance of flooding between 2040 and 2060 is very low

Rivers & the sea; the chance of flooding is very low

The chance of flooding between 2036 and 2069 is very low



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