

CORNWALL ESTATES

PADSTOW



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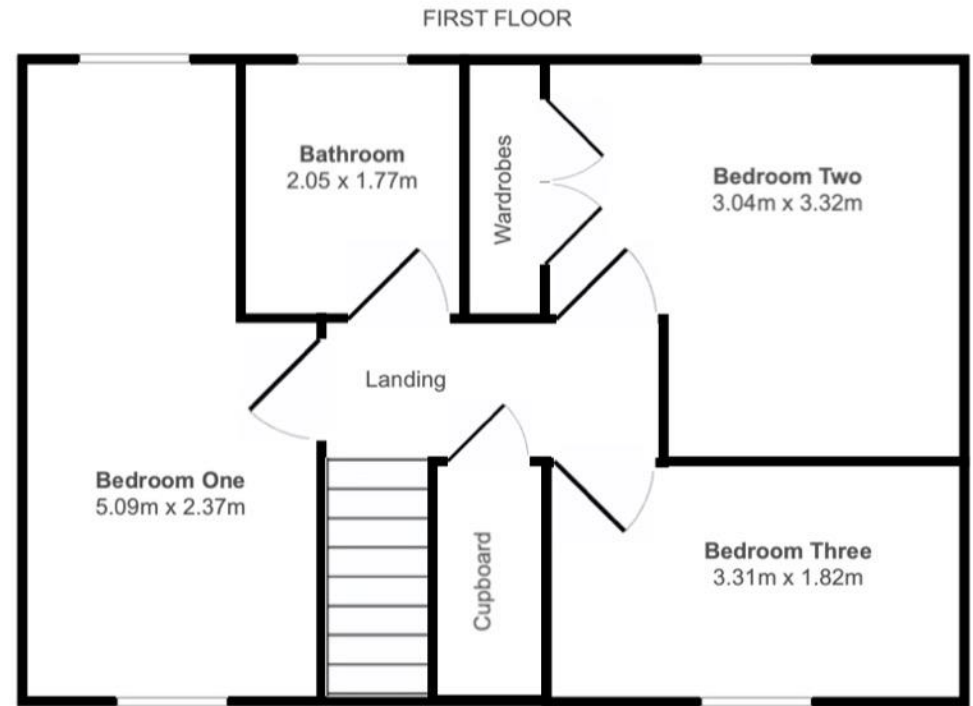
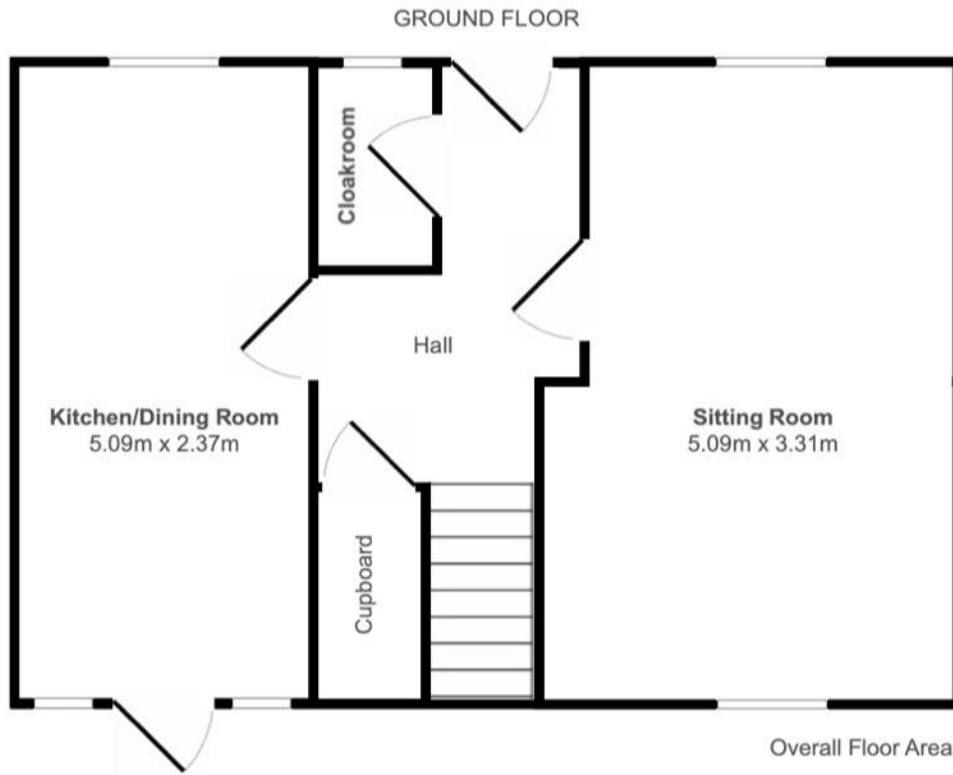
PADSTOW

**Mabyn, Pityme, Rock, PL27
6PF**

£389,000 Freehold

- Spacious terraced home
- Excellent order throughout
- Three bedrooms
- Two reception rooms
- Enclosed gardens
- Allocated parking
- Sought after location





Overall Floor Area - 81 square metres approx

IMPORTANT NOTICE

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		



Mabyn comprises a spacious mid terrace home in excellent order throughout. With three good sized bedrooms, two reception rooms, family bathroom and ground floor WC, the rooms are light and bright with both reception rooms and the master bedroom being dual aspect.

Set on the outskirts of Rock in a highly sought after location, the property is set on a small residential development within easy reach of the village amenities and beautiful Porthilly Cove beach.

There is a beautifully maintained enclosed garden with lawn and patio areas, and allocated parking for one car.

The property is subject to a section 106 agreement requiring purchasers to have a local connection. Please contact the agent for more information.

ENTRANCE

Front entrance door to;

HALL

Coat hooks, deep understairs cupboard, stairs to first floor, electric night storage heater, doors to;

CLOAKROOM

Low level WC, pedestal wash hand basin, double glazed window to the front.

SITTING ROOM

Dual aspect room, night storage heater, television point.

KITCHEN/DINING ROOM

Dual aspect room, glazed door to the rear garden. A range of base & wall units with space and plumbing for automatic washing machine and dishwasher. Electric cooker point, part tiled walls, stainless steel single bowl sink unit, night storage heater.

Stairs to first floor;



LANDING

Double glazed window overlooking the rear garden, night storage heater, built in cupboard with hot water tank, doors to;

BEDROOM ONE

Double glazed windows to the front and rear, ceiling lights.

BATHROOM

Panelled bath with shower over, tiled surround, low level WC, pedestal wash hand basin, shaver point, double glazed window to the front.

BEDROOM TWO

Double glazed window to the front, ceiling light, built in double wardrobes.

BEDROOM THREE

Double glazed window to the rear, ceiling light, panel heater.

GARDEN

Enclosed garden at the rear with patio and lawned areas. Timber fenced boundary and timber shed.

PARKING

One allocated parking space at the rear.

NOTES

Council tax band B. EPC D. Freehold. Standard construction, cavity wall, pitched roof and double-glazed windows. Mains electricity, water and sewerage. Electric night storage heating. Superfast broadband available. Limited voice and data coverage with EE 02 and Vodafone.

SECTION 106 LOCAL OCCUPANCY

The property is subject to a section 106 agreement with Cornwall Council.

Purchasers must have a local connection to Cornwall.

Persons must have lived in Cornwall for the last year or for a continuous period of five years at some time in the past.

Persons who have moved away but have lived in Cornwall for a continuous period of five years in the past and who have strong local connections with the Locality by reason of birth or family ties in that their parents, grandparents or children have lived within the Locality for the last ten years.

The property is **FREEHOLD** and not a shared ownership property. Please contact the Estate Agent for further information.









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