



CORNWALL ESTATES

PADSTOW

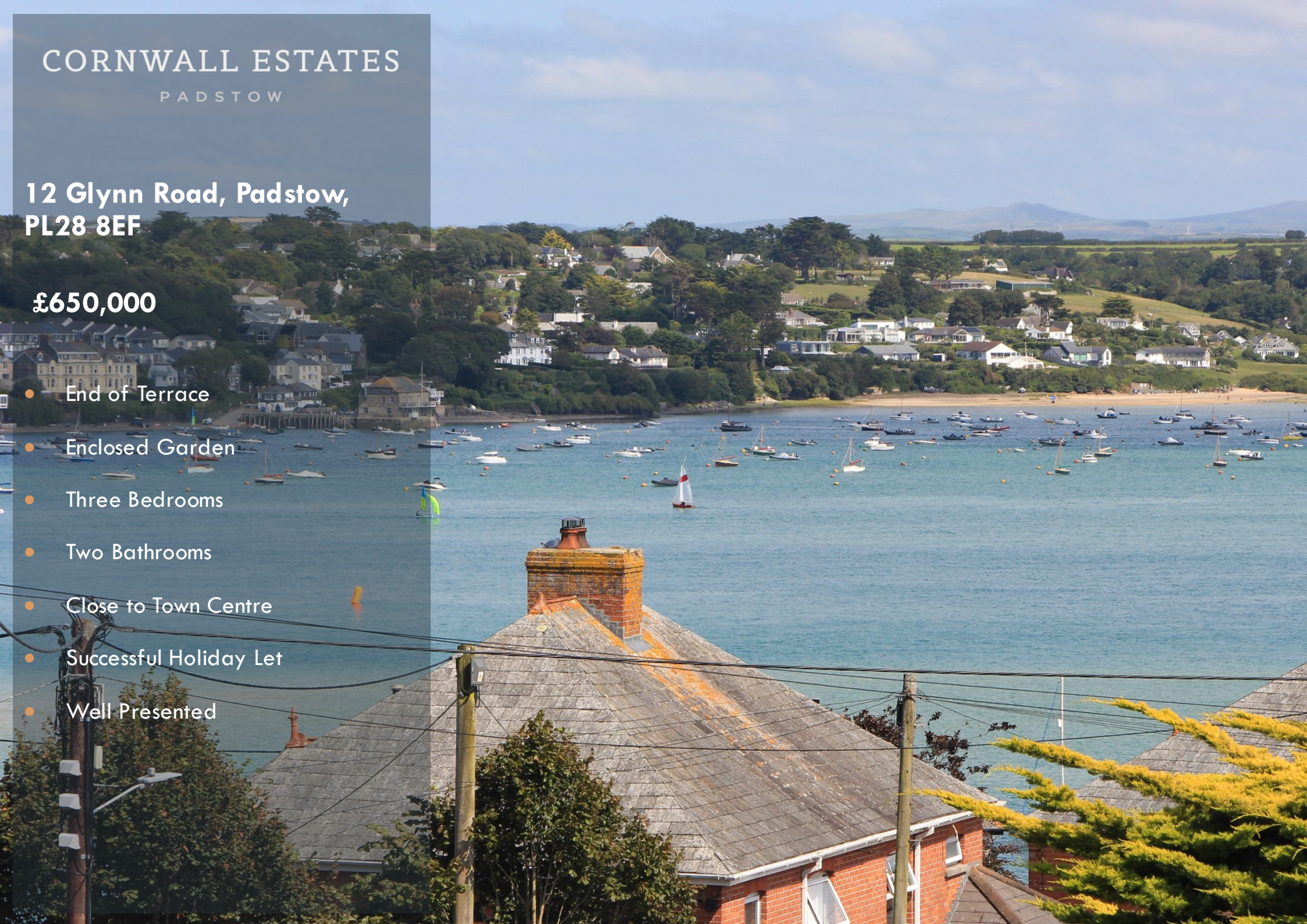
# CORNWALL ESTATES

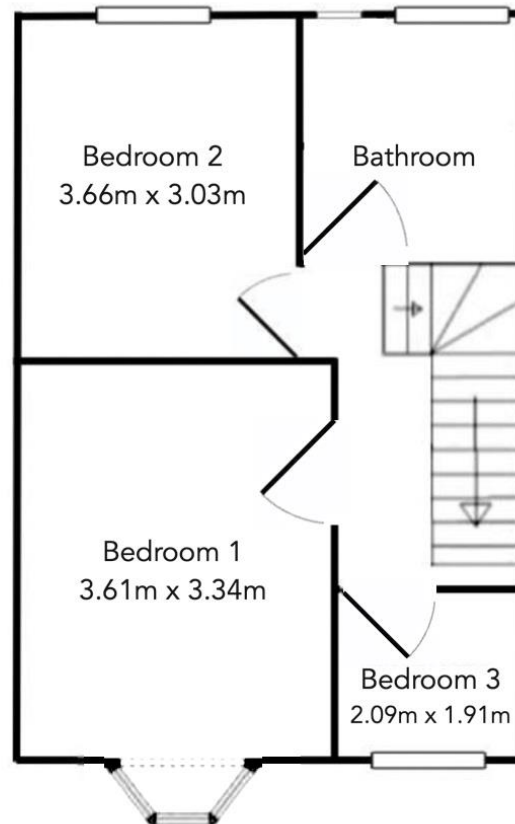
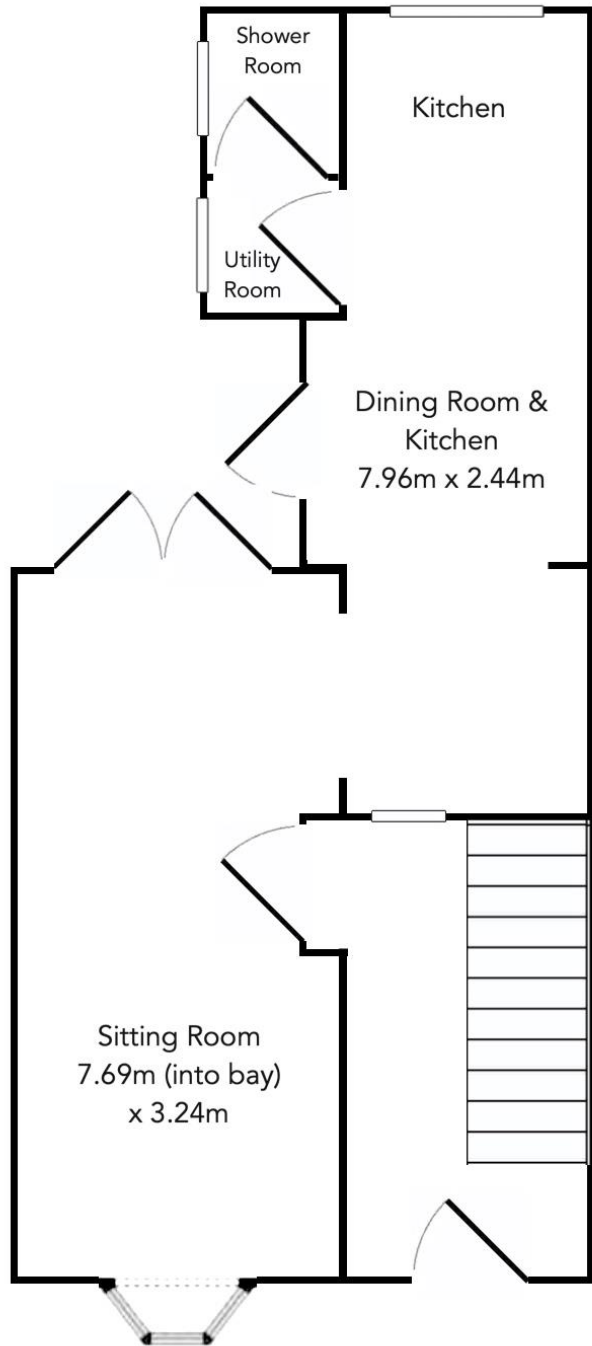
PADSTOW

12 Glynn Road, Padstow,  
PL28 8EF

£650,000

- End of Terrace
- Enclosed Garden
- Three Bedrooms
- Two Bathrooms
- Close to Town Centre
- Successful Holiday Let
- Well Presented

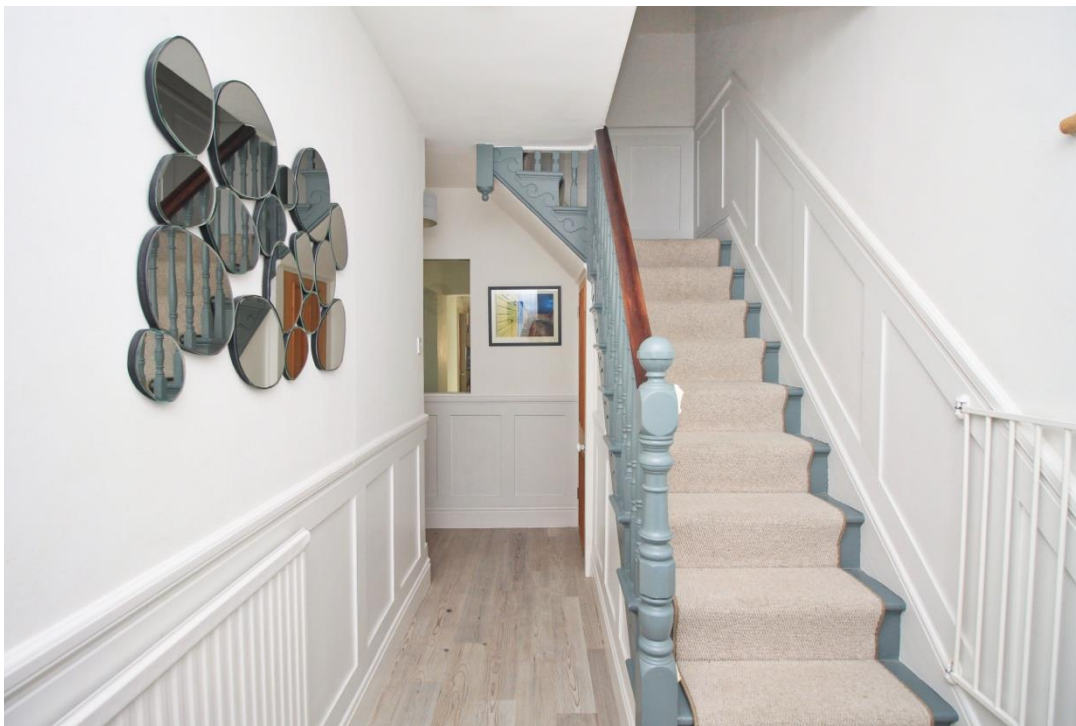




Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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No. 12 Glynn Road is a period property set on a sought-after road just minutes from the town centre and harbour. Features include sash bay windows, wood flooring and original staircase detailing. Modern additions include the fitted kitchen with integrated appliances, and contemporary styled bathroom.

The accommodation is arranged over two floors and includes two reception rooms, kitchen, utility and shower room on the ground floor, with three bedrooms and family bathroom on the first floor. There are lovely estuary views to be enjoyed from the master bedroom. Outside is an easy to maintain enclosed garden including a raised deck from which the estuary views can be taken in.

The property has been a successful holiday let over recent years, in a location popular for both investment and residential purposes.

### **ENTRANCE**

Front entrance door to;

### **HALL**

Wood panelling, radiator, understairs cupboard, stairs to first floor, door to;

### **SITTING ROOM**

Bay window to the front with sash windows, recessed ceiling spotlights, radiator, coal effect gas fire set in fireplace with wood surround and tile hearth. Wooden flooring, patio doors to the rear garden.

### **DINING AREA**

Radiator, tiled flooring, doors to the rear, a range of built in cupboards.

### **KITCHEN**

A range of base & wall units incorporating a built-in electric oven and hob with stainless steel extractor over, 1.5 bowl stainless steel sink unit with mixer tap, integrated dishwasher, tiled flooring. Recessed ceiling spotlights, double glazed window to the rear.



### **UTILITY ROOM**

Wall mounted central heating boiler, countertop with storage space underneath, plumbing for automatic washing machine, tiled flooring, double glazed window to the rear, door to;

### **SHOWER ROOM**

Fitted wash hand basin, tiled surround, tiled shower enclosure, low level WC, heated towel rail, double glazed window to the rear, tiled flooring.

Stairs to first floor;

### **LANDING**

Doors to;

### **BEDROOM ONE**

Bay window to the front with views to the estuary, radiator, ceiling light.

### **BEDROOM TWO**

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

### **BEDROOM THREE**

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

### **BATHROOM**

Panelled bath with shower attachment, tiled shower enclosure, two double glazed windows to the rear, pedestal wash hand basin, low level WC, recessed ceiling spotlights.

### **GARDEN**

To the rear is an enclosed patio garden with seating area and Cornish Palm. Raised decking area with balustrade. There is a further courtyard garden area at the front of the house.

### **SERVICES & INFORMATION**

Council tax band deleted (business rates). Freehold. Standard construction, cavity wall, pitched insulated roof, double glazing throughout. Mains electricity, gas, water and sewerage. Gas boiler for central heating and hot water. Gas fire in the sitting room. Superfast broadband available. Voice and data coverage with EE, Three, O2, Vodafone. No private parking, on street parking available.







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ESTATES

P A D S T O W

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