

CORNWALL ESTATES

PADSTOW



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13 POLPENNIC DRIVE,
PADSTOW, PL28 8FL

£575,000

- IMMACULATE DETACHED HOUSE

- LANDSCAPED GARDEN

- KITCHEN / DINING ROOM

- SEPARATE SITTING ROOM

- THREE DOUBLE BEDROOMS

- MASTER EN-SUITE

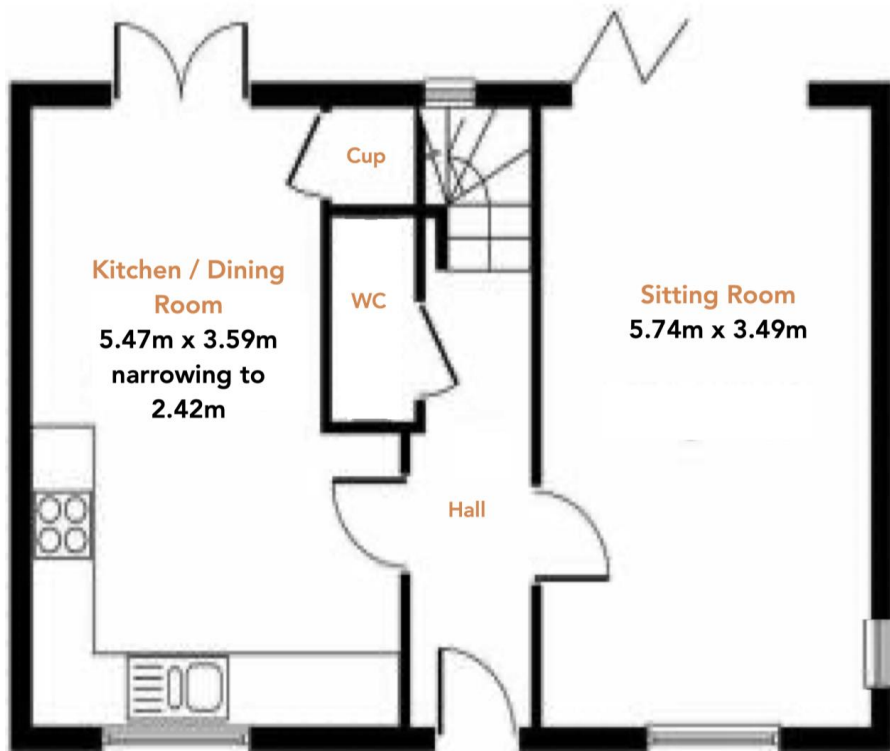
- WELL-POSITIONED

- GARAGE & PARKING

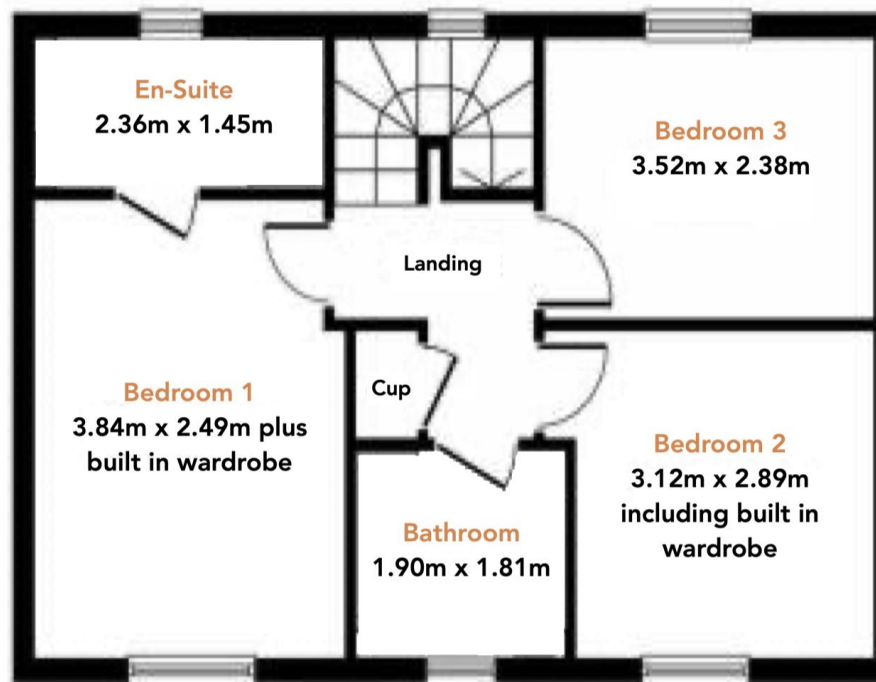




Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Ground Floor



First Floor

Total Approx Floor Area 98 Sq.m.

IMPORTANT NOTICE

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An immaculately presented detached house with wonderful landscaped gardens, located just a 15 minute walk of the harbour and town centre.

With bright and airy interior, the property includes a spacious sitting room with bi-fold doors to the garden, a contemporary fitted kitchen and dining room which also opens to the rear garden, plus a useful cloakroom on the ground floor. To the first floor there are three double bedrooms, the master enjoying an en-suite shower room, and a family bathroom.

The rear garden is enclosed and beautifully landscaped to include patio areas at the top and bottom of the garden where you can enjoy the sun throughout the day in sheltered and private spots. With an interesting blend of shrubs, flowerbeds and lawn to finish.

The property enjoys a great position within the road, having space between the neighbouring properties and a good level of privacy. To the rear there is an allocated parking space, and a single garage, with a gate adjacent into the garden for easy access.

Viewing is recommended to appreciate the immaculate condition of this property, still benefitting from 2 years of NHBC warranty.

ACCOMMODATION

ENTRANCE

Front entrance door to:

HALL

Doors to kitchen, living room and cloakroom, oak flooring, stairs to first floor, radiator, two ceiling lights.

CLOAKROOM

Low level WC, fitted wash hand basin, radiator, recessed spotlights, extractor fan.

SITTING ROOM

Double glazed bi-fold doors to rear, double glazed windows to the front and side elevations, gas fire, 2 ceiling lights, 4 wall lights, 2 radiators.

KITCHEN & DINING ROOM

Double glazed patio doors to the rear elevation, double glazed window to the front elevation, oak flooring, radiator, recessed spotlights, under stairs storage cupboard. A range of base and wall units with quartz worktop and modern splashback, 1 ½ bowl stainless steel sink unit with mixer tap and additional boiling water tap, cupboard housing gas fired boiler, built in electric oven and microwave, induction hob with extractor fan over, built in dishwasher, built in fridge freezer, built in washing machine.



Stairs to the first floor;

LANDING

Ceiling light, storage cupboard, double glazed window to the rear elevation.

BEDROOM 1

Double glazed window to the front elevation, ceiling light, radiator, built in wardrobes, door to:

EN-SUITE

Double glazed window to the rear elevation, shower enclosure, low level WC, fitted wash hand basin, heated towel rail, tiled walls, recessed spotlights, extractor fan, shelving.

BEDROOM 2

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

BEDROOM 3

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

BATHROOM

Panelled bath with shower over, fitted wash hand basin with cupboards under, low level WC, double glazed window to the front elevation, heated towel rail, recessed spotlights, extractor fan, part tiled walls.

GARAGE

Single garage with up and over door, power and light. Adjacent to the garden, offering possibility to add a personal door.

PARKING

Allocated parking for one car.

GARDEN

A beautifully maintained, tiered, south-east facing garden to the rear comprising areas of patio, lawn and shrubs / flowerbeds, glass balustrade to top patio tier, gate to rear providing access to the parking and garage.

SERVICES / NOTES

Freehold tenure. Restrictive covenant in place – holiday letting is not permitted. The property may be residence or a private second home, and long-term letting is also permitted. The property benefits from the remainder of NHBC until July 2026. Council tax band D. Annual maintenance fee of approx. £270pa for communal areas. Standard block cavity wall construction, tiled pitched roof, double glazing throughout. Mains gas, mains electricity (no EV charger installed, facilities available within 1 mile), mains drainage, mains water. Fibre broadband to the premises, full mobile signal available.











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