

CORNWALL ESTATES

PADSTOW



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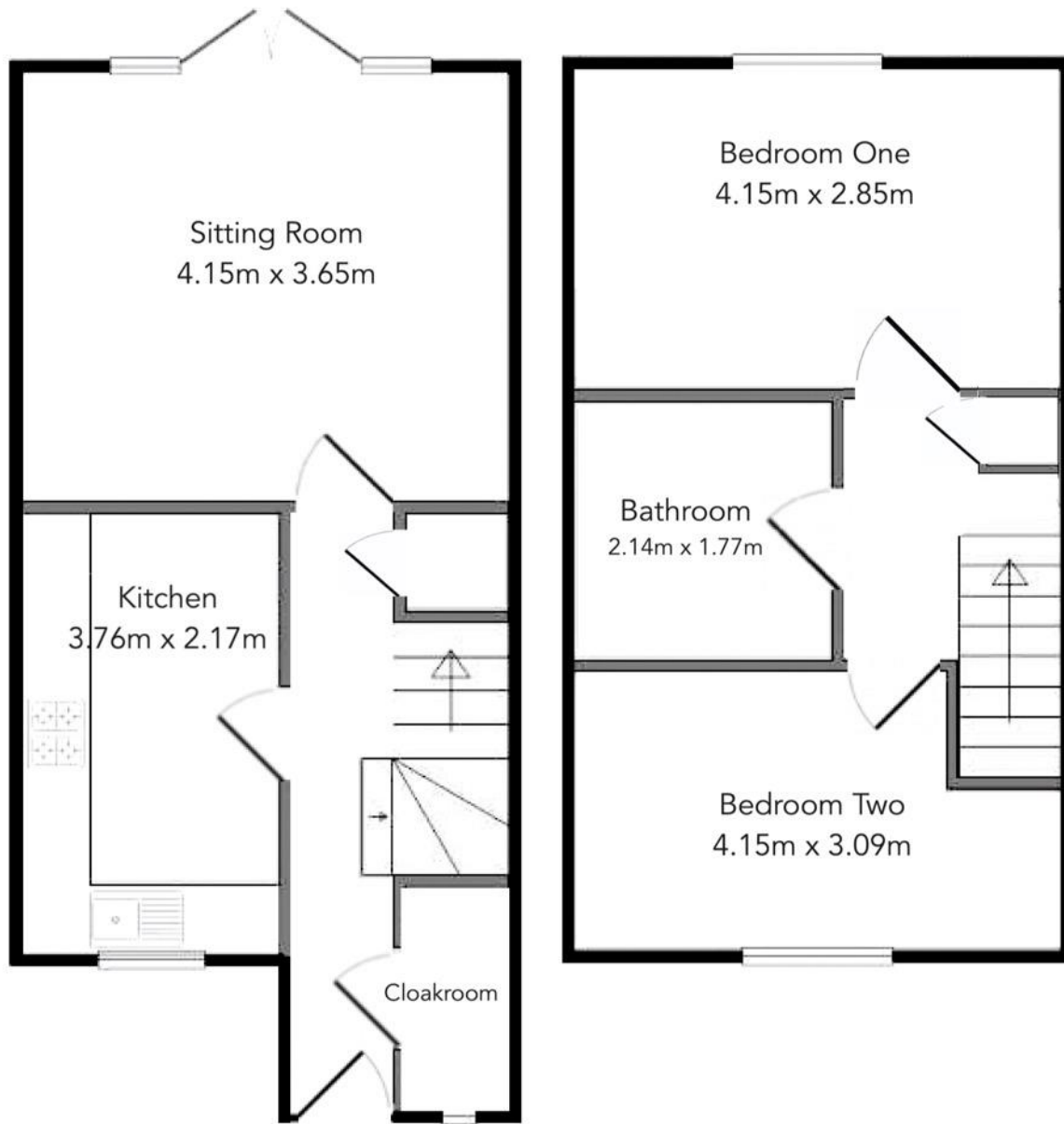
10 Ivy Close, St Merryn,

PL28 8FA

OIRO £110,000 Leasehold

- 40% Shared Ownership
- End of Terrace
- Adjoining open fields
- Well presented
- Light and bright
- Two double bedrooms
- Enclosed gardens





Approximate overall floor area 71 square metres

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

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No. 10 Ivy Close comprises an end of terrace home set on a small development within walking distance of the amenities in the village. The interior is light and bright, and the rear aspect is particularly attractive being adjacent to open farmland with lovely views.

The accommodation comprises of a kitchen, separate sitting room and ground floor cloakroom with two double bedrooms and family bathroom on the first floor. Outside there is a private enclosed garden with views over the countryside.

ENTRANCE

Front entrance door to;

HALLWAY

Stairs to first floor; doors to;

CLOAKROOM

Double glazed window to the front, low level WC, radiator, fitted wash hand basin.

KITCHEN

Double glazed window to the front, ceiling light, part tiled walls, radiator. A range of base & wall units incorporating a stainless-steel sink unit, space for cooker, plumbing for automatic washing machine and dishwasher.

SITTING ROOM

Double glazed French doors to the rear garden with views overlooking the countryside, two double glazed windows either side, ceiling light, radiator, built in cupboard.

Stairs to first floor;

LANDING

Built in cupboard, doors to;

BEDROOM ONE

Double glazed window to the front with countryside views, radiator, ceiling light.

BATHROOM

Panelled bath with shower over, tiled walls, low level WC, pedestal wash hand basin, double glazed window to the side.

BEDROOM TWO

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

OUTSIDE

To the front of the property is a lawn area at the approach and gravelled area at the side with storage shed. A gate opens to the enclosed rear patio garden with enjoys lovely views over the unspoilt countryside.

PARKING

Allocated parking for one vehicle.



INFORMATION

Council tax band B. Standard construction. Central heating and hot water via mains gas boiler. Voice and data coverage with O2 and Vodafone. Standard broadband available.

SERVICES

Mains water, sewerage, electricity and gas.

SHARED OWNERSHIP INFORMATION

A 40% share is offered for sale. There is a monthly charge payable of £341.47 which includes the rent (£328.45), service charge & building insurance payment

In the first instance priority will be given to residents with a local connection to the Parishes of Padstow, St Issey, St Merryn, St Eval and St Ervan, demonstrated by one of the following:

- Being permanently resident in the Locality as appropriate, for a continuous period for the last 3 years or for a continuous period of five years, at some time in the past;
- Person not resident within the Locality, but employed in the Locality on a permanent basis within the last 3 years and who need to live close to their employment
- Person who can demonstrate a close family connection to the Locality in that the person's mother, father, son or daughter have been resident in the Locality for the past 5 years and where a caring dependency can be established.







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