

CORNWALL ESTATES

PADSTOW



SURFSIDE

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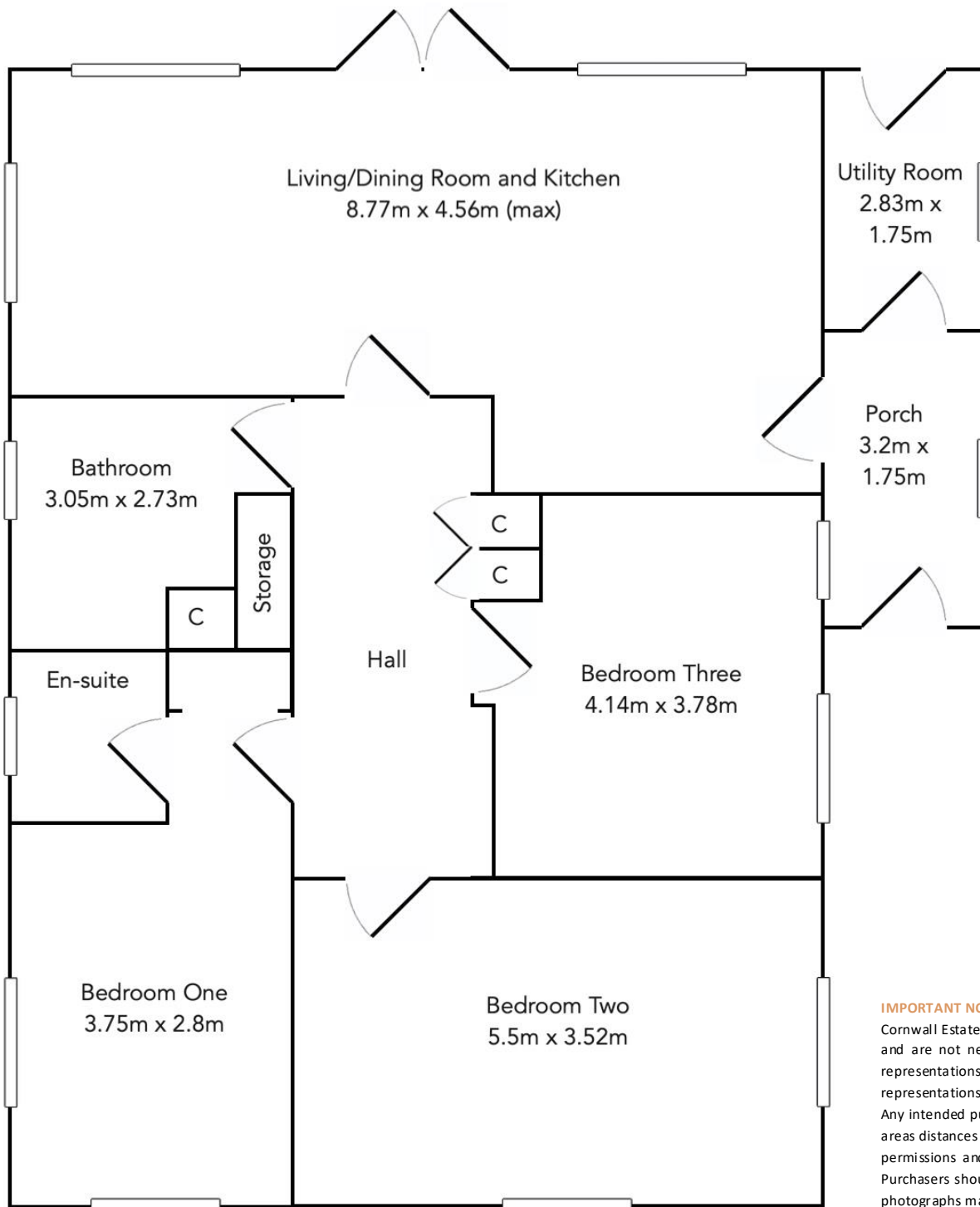
PADSTOW

**Surfside, Trelantis, St Merryn,
PL28 8NU**

£612,500

- Detached bungalow
- Secluded corner plot
- Enclosed gardens, summerhouse
- Parking
- Three bedrooms, one en-suite
- Good decorative order
- Open plan living space





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	39 E	
21-38	F		
1-20	G		

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Surfside is tucked away at the end of a quiet cul-de-sac just a few minute's walk from the amenities of the village. Set within an attractive and sheltered plot, the bungalow offers a very private space with enclosed gardens and parking for two vehicles.

The accommodation is in good decorative order throughout and offers three double bedrooms, en-suite shower room and family bathroom. The living space is open plan with windows and French doors overlooking the rear garden. There is a separate utility room and porch with plenty of room for storage.

Outside is a very attractive enclosed garden, mainly laid to lawn with decking and summerhouse, hosting a range of established trees and shrubs.

ENTRANCE

Front entrance door to;

LOBBY

Tiled flooring, double glazed window to the side, step up and door to;

UTILITY ROOM

Tiled flooring, fitted units with work surface and stainless steel sink. Plumbing for automatic washing machine and space for tumble dryer. Door to the garden.

OPEN PLAN LIVING/DINING ROOM AND KITCHEN

Wall mounted electric radiator. A range of base units incorporating a built in oven with electric hob and stainless steel extractor over, tiled splashback. 1.5 bowl stainless steel sink unit, plumbing for automatic dishwasher, double glazed window to the rear. Glazed double doors to the rear garden, large picture window, double glazed window to the side. Door to hall;

HALLWAY

Two built in cupboards, built in airing cupboard with shelving and sliding door, wall mounted electric radiator doors to;



BATHROOM

Tiled flooring, pedestal wash hand basin, low level WC, panelled bath with shower over, tiled surround, heated towel rail. Built in cupboard housing hot water cylinder.

BEDROOM THREE

Two double glazed windows to the side, wall mounted electric heater.

BEDROOM TWO

Double glazed windows to the side and front, wall mounted electric heater.

BEDROOM ONE

Recess with hanging rail, double glazed windows to the front and side, door to;

EN-SUITE

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

OUTSIDE

To the front of the bungalow is a driveway with parking for one car. The area extends into a lawned garden with an established range of trees and shrubs. The lawn continues around to the side and a gate opens to the rear. Surfside also owns another parking space just beyond the bungalow perimeter.

GARDEN

Enclosed garden at the rear mainly laid to lawn with established hedge boundaries. A decked area leads from the house with pergola over. At the bottom of the garden sits a summerhouse.

BROADBAND & MOBILE PHONE

Voice coverage with EE, O2 and Vodafone. Superfast broadband available.

SERVICES

Mains water, electricity, drainage. Heating via electric radiators. Hot water via electric hot water system.









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