

CORNWALL ESTATES

PADSTOW



CORNWALL ESTATES

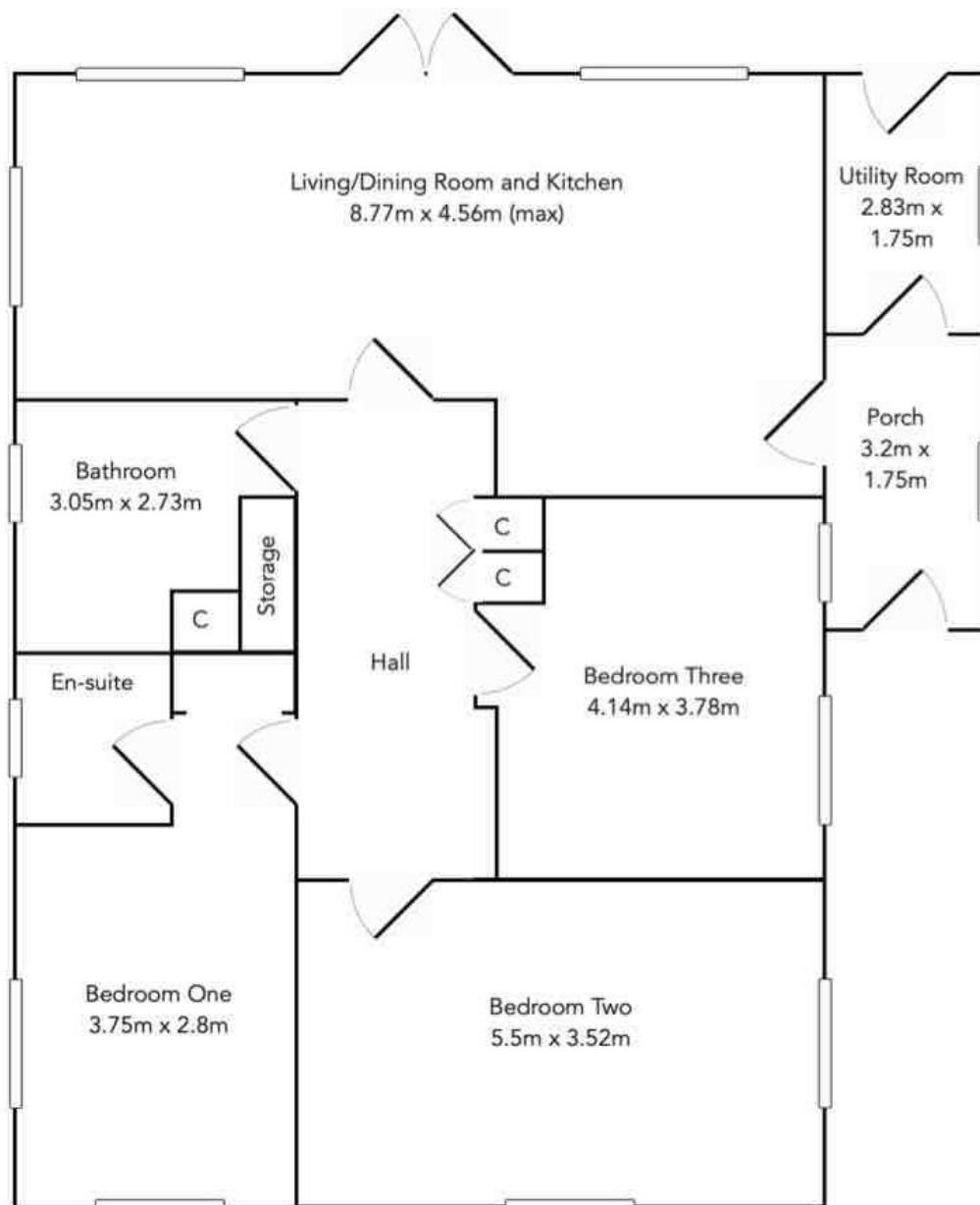
PADSTOW

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

£575,000

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





OVERALL FLOOR AREA 117 square metres APPROX

Floorplan for illustrative purposes only and should not be relied upon. All measurements are approximate. No responsibility is taken for any error, omission or mis-statement.

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		

IMPORTANT NOTICE

Cornwall Estates (Padstow) Ltd give notice that; These particulars do not constitute any contract or offer and are for guidance only and are not necessarily comprehensive. The accuracy of the particulars is not guaranteed and should not be relied upon as representations of fact. Cornwall Estates (Padstow) Ltd, their clients nor any joint agents have authority to make any representations about the property and any information given is without responsibility on the part of the agents, sellers or lessor(s). Any intended purchaser should satisfy themselves by inspection or otherwise of the statements contained in these particulars. Any areas distances or measurement are approximate. Assumptions should not be made that the property has all the necessary planning permissions and building regulations. We have not tested any services, equipment or facilities. Viewing by appointment only. Purchasers should check the availability for viewing before embarking on any journey to view or incurring travelling expenses. Some photographs may be taken with a wide-angle lens.



Surfside is tucked away at the end of a quiet cul-de-sac just a few minutes' 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 worksurface 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.

MATERIAL INFORMATION

Council tax band D. Mains water, electricity, drainage. Heating via electric radiators. Hot water via electric hot water system. Voice coverage with EE, O2 and Vodafone. Superfast broadband available. Surface water; the chance of flooding is low. The chance of flooding between 2040 and 2060 is low. Rivers & the sea; the chance of flooding is very low. The chance of flooding between 2036 and 2069 is very low.









CORNWALL ESTATES

P A D S T O W

5 Broad Street

Padstow

PL28 8BS

01841 550999

sales@cornwallestates.co.uk