

CORNWALL ESTATES

PADSTOW



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**6 SOLDON CLOSE, PADSTOW,
PL28 8FS**

£399,950

- SEMI-DETACHED PROPERTY

- CONTEMPORARY INTERIOR

- THREE BEDROOMS

- MASTER EN-SUITE

- LEVEL ENCLOSED GARDENS

- DETACHED GARAGE

- DRIVEWAY PARKING

- WALK TO TOWN CENTRE



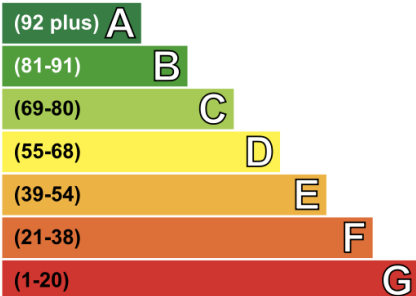


GROUND FLOOR APPROXIMATELY 39.9 sq m / 430 sq ft



FIRST FLOOR APPROXIMATELY 39.7 sq m / 427 sq ft

Very energy efficient - lower running costs



Not energy efficient - higher running costs

Current	Potential
84	95

IMPORTANT NOTICE

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A modern semi-detached property with light and airy accommodation occupying a pleasant position within a popular area.

The ground floor comprises a stylish open plan living room with a contemporary high gloss fitted kitchen and French doors out to the garden, plus a downstairs cloakroom. To the first floor there are three bedrooms, the master enjoying en-suite shower facilities, plus a neutral family bathroom.

The rear garden is enclosed and offers a great space to relax, with a private patio area extending to a level lawn. With a personal door into the garage which sits to the side of the house, including parking in addition.

Planning permission (PA19/01089) has previously been granted for a single storey extension to the rear which would offer increased living space, this has now lapsed but offers scope to those who may look to re-instate.

The property would be a wonderful family home, with a bright and welcoming atmosphere. Equally suitable as a private second home within walking distance of the town centre, although holiday letting is not permitted.

ACCOMMODATION

ENTRANCE

Front entrance door to;

HALLWAY

Engineered oak flooring, contemporary radiator, ceiling light, stairs to first floor, doors to;

CLOAKROOM

Low level WC, fitted wash hand basin, coat hooks, part tiled walls, radiator.

OPEN PLAN LIVING / DINING ROOM / KITCHEN

KITCHEN

A range of high gloss white base & wall units incorporating inset sink with mixer tap, four ring gas hob with extractor over. Integrated oven, microwave, fridge, freezer, dishwasher and washing machine. Central heating boiler in wall unit, Oak breakfast bar, recessed spotlights, engineered oak flooring, double glazed window to the rear.

SITTING / DINING ROOM

Two double glazed windows to the front elevation, engineered oak flooring, double glazed French doors to the rear gardens.



Stairs to first floor;

LANDING

Double glazed window to the front, access to loft space, ceiling light, doors to;

BEDROOM ONE

Double glazed window to the rear, ceiling light, radiator, door to;

EN-SUITE

Shower enclosure, fitted wash hand basin, low level WC, part tiled walls, mirror, two recessed spotlights.

BEDROOM TWO

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

BEDROOM THREE

Double glazed window to the front, radiator, ceiling light, built in airing cupboard with shelving and radiator.

BATHROOM

Double glazed window to the front, fitted wash hand basin with units under, low level WC, part tiled walls, panelled bath with shower over, recessed spotlights, heated towel rail.

GARAGE

5.42m x 2.80m Personal door to side, up & over door, power & light.

PARKING

Parking for one vehicle beside the garage.

GARDENS

Private enclosed rear gardens comprising patio and lawn areas, raised Cornish stone flower bed, part fenced part walled boundaries, gate to rear.

SERVICES

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. Council tax band C. Annual maintenance fee of approx. £270pa for communal areas. Standard block cavity wall construction, slate 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 available, full mobile signal available.











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