

CORNWALL ESTATES

PADSTOW



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## 1 SOLDON CLOSE, PADSTOW, PL28 8FS

### £565,000

- IMMACULATE DETACHED HOUSE

- LOW MAINTENANCE GARDEN

- KITCHEN / DINING ROOM

- SEPARATE SITTING ROOM

- THREE DOUBLE BEDROOMS

- MASTER EN-SUITE

- CONTEMPORARY PROPERTY

- GARAGE & PARKING



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



OVERALL FLOOR AREA 98 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.

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An immaculately presented detached house offering contemporary accommodation, level and enclosed gardens, plus a garage and parking space.

The property comprises neutrally decorated interior which is beautifully presented throughout, including Karndean flooring through the ground floor, stylish shutters to the windows, and a contemporary gas fired log effect fire in the sitting room.

The ground floor includes a spacious sitting room with attractive shelving, a separate kitchen and dining room, plus a useful downstairs cloakroom. There are three bedrooms to the first floor, with en-suite shower facilities to the master bedroom, and a modern family bathroom.

To the rear, the gardens include a spacious patio and area of lawn, neatly arranged with a border of shrubs, offering an attractive space in which to relax. There is a side gate providing access to the front of the house, and also to the rear leading to the garage and parking area.

Viewing is recommended to appreciate the immaculate condition of this property.

## ACCOMMODATION

### ENTRANCE

Front entrance door to:

### HALL

Doors to kitchen, living room and cloakroom, stairs to first floor, radiator, recessed spotlights.

### CLOAKROOM

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

### SITTING ROOM

Double glazed bi-fold doors to rear, double glazed window to the front elevation, inset gas fire, built in shelving, recessed spotlights, 2 radiators.

### KITCHEN & DINING ROOM

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



**LANDING**

Ceiling light, airing cupboard with dual hot water / electric towel rail, double glazed window to the rear elevation.

**BEDROOM 1**

Double glazed window to the front elevation, recessed spotlights, radiator, 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, recessed spotlights, radiator, built in wardrobes.

**BEDROOM 3**

Double glazed window to the rear elevation, recessed spotlights, radiator. Currently arranged as a dressing room with a range of fitted wardrobes, which can be included or removed by negotiation.

**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 electric up and over door with remote control, power and light, personal door to rear garden. Allocated parking for one car next to the garage.

**GARDEN**

To the rear of the property is an enclosed level garden with areas of patio, grass and a range of shrubs. Side gates to access the front of the property and also the rear parking area.

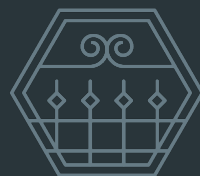
**SERVICES / NOTES**

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 2026. Council tax band D. Annual maintenance fee of approx. £300pa 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. ADSL broadband, full mobile signal available. Satellite aerial with cabling to lounge. Surface water; the chance of flooding is very low. The chance of flooding between 2040 and 2060 is very low. Rivers & the sea; the chance of flooding is very low. The chance of flooding between 2036 and 2069 is very low.









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