





**2 ST PETROCS CLOSE, PADSTOW, PL28 8SP**

**£499,950**

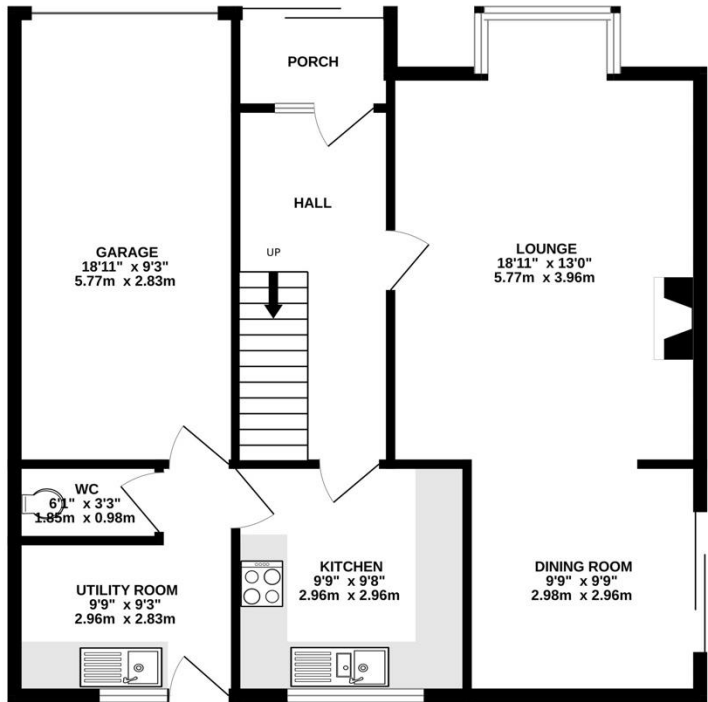


# CORNWALL ESTATES

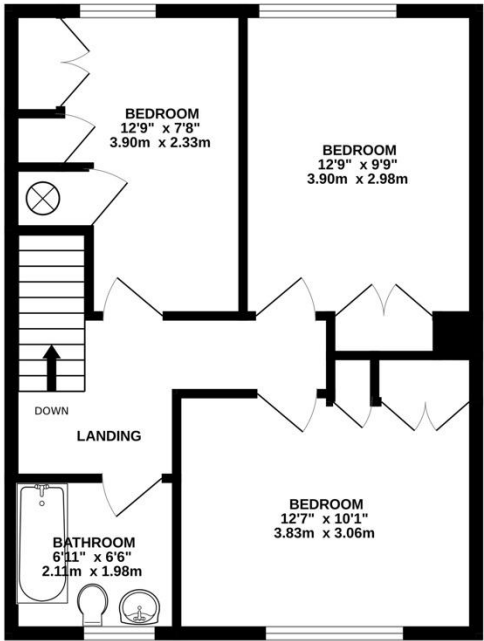
PADSTOW

- LINK DETACHED HOUSE
- ENCLOSED GARDENS
- THREE BEDROOMS
- FAMILY BATHROOM
- SPACIOUS LIVING AREAS
- SEPARATE UTILITY
- GARAGE PLUS PARKING
- POTENTIAL FOR IMPROVEMENT
- SHORT WALK TO TOWN

GROUND FLOOR  
799 sq.ft. (74.2 sq.m.) approx.



1ST FLOOR  
506 sq.ft. (47.0 sq.m.) approx.



TOTAL FLOOR AREA : 1305 sq.ft. (121.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

A spacious link detached property in a convenient location, close to local amenities and within a short walk of the town centre and harbour.

The property comprises a large sitting and dining room with a bay window and doors out to the garden. The kitchen sits adjacent to the dining room, with a separate utility room and downstairs cloakroom adjoining. To the first floor there are three bedrooms and a family bathroom.

The accommodation could benefit from cosmetic improvement and offers a superb opportunity for a buyer to put their own stamp on the property.

The gardens are a good size, wrapping around the side and rear of the property, including areas of patio and lawn which enjoy sun through the day. There is a single garage which includes space for storage over the utility room, plus further parking in front for one car.

## ACCOMMODATION

### ENTRANCE

Double glazed sliding door to:

### PORCH

Ceiling light, glazed door to:

### HALL

Ceiling light, radiator, stairs to first floor, doors to sitting room and kitchen.

### SITTING / DINING ROOM

Double glazed bay window to the front elevation, 2 radiators, 2 ceiling lights, Cornish stone fireplace with inset gas fire. Open to dining area, double glazed sliding doors to the side elevation, radiator, ceiling light.

### KITCHEN

Double glazed window to the rear elevation, strip light, radiator, serving hatch to dining room, a range of base and wall units with tiled splashbacks and 1 ½ bowl stainless steel sink unit, space for oven with extractor over, space for fridge, glazed door to utility room.

### UTILITY

Double glazed door and window to the rear elevation, base and wall unit, single bowl stainless steel sink unit, newly installed wall mounted gas boiler, space for freezer, plumbing for automatic washing machine, ceiling light, door to WC, door to garage.

### CLOAKROOM

Ceiling light, low level WC.

Stairs to the first floor;

### LANDING

Ceiling light, access to loft.

### BEDROOM 1

Double glazed window to the rear elevation, radiator, ceiling light, built in wardrobe.

### BEDROOM 2

Double glazed window to the front elevation, radiator, ceiling light, built in wardrobe.

### BEDROOM 3

Double glazed window to the front elevation, radiator, ceiling light, built in wardrobes.

### BATHROOM

Double glazed window to the rear elevation, radiator, panelled bath with electric shower over, low level WC, ceiling light, part tiled walls.

### GARAGE

Single garage with up and over door, power and light, personal door to utility room, mezzanine storage area over utility & cloakroom.

### PARKING

Parking for one car in front of the garage.

### GARDEN

The gardens wrap around the side and rear of the property. There is a raised lawn to the side, and large patio area to the rear of the house. With fence and hedge boundaries plus a side gate for external access from the front of the house.

### SERVICES / NOTES

Freehold tenure. Council tax band D. Standard block cavity wall construction, tiled pitched roof, double glazing throughout. Mains gas central heating (newly fitted boiler), mains electricity (no EV charger installed, facilities available within 1 mile), mains drainage, mains water. Full mobile signal available.









# CORNWALL ESTATES

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