

# CORNWALL ESTATES

PADSTOW





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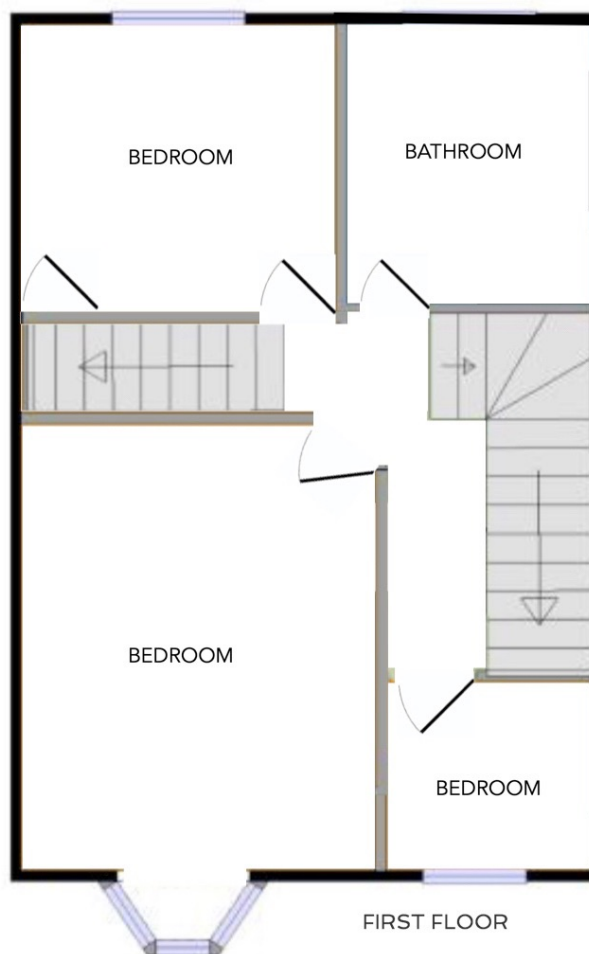
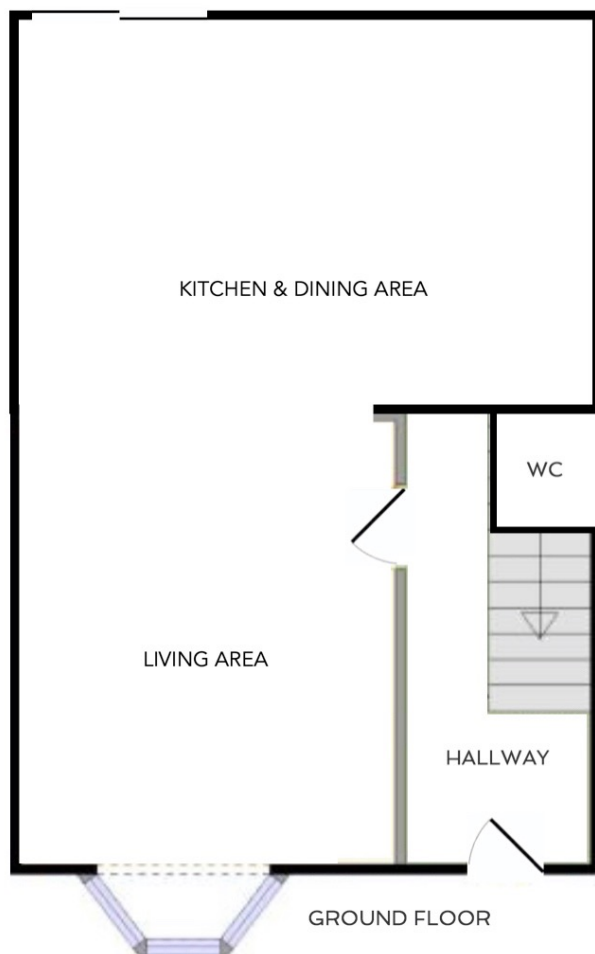
4 GLYNN ROAD, PADSTOW,  
PL28 8EF

£650,000

- STUNNING ESTUARY VIEWS
- IMMACULATE ACCOMMODATION
- FOUR BEDROOMS
- CONTEMPORARY INTERIOR
- FULLY FURNISHED WITH LETTINGS
- PATIO GARDEN
- WELL-POSITIONED
- 5 MINUTE WALK TO HARBOUR







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| Score | Energy rating | Current     | Potential   |
|-------|---------------|-------------|-------------|
| 92+   | <b>A</b>      |             |             |
| 81-91 | <b>B</b>      |             | 85 <b>B</b> |
| 69-80 | <b>C</b>      |             |             |
| 55-68 | <b>D</b>      |             |             |
| 39-54 | <b>E</b>      | 52 <b>E</b> |             |
| 21-38 | <b>F</b>      |             |             |
| 1-20  | <b>G</b>      |             |             |



A beautifully presented townhouse within easy reach of the harbour and town centre, enjoying stunning estuary views and contemporary accommodation.

The property includes an attractive open plan living area to the ground floor with neutral décor and a bay window to the front flooding the room with natural light. A useful cloakroom has also been fitted under the stairs. To the first floor, there are three bedrooms, a spacious double room which enjoys another bay window overlooking the water, a second double room to the rear and a third single bedroom with a pretty estuary glimpse. A modern family bathroom completes this floor, you can even see the sea from this room. There is a fourth bedroom on the second floor, this master room enjoys the best view of the house, a stunning outlook across the Camel Estuary.

Accessed from the living area, there is a small courtyard garden to the rear of the house which offers an easy to maintain space to enjoy the outdoors, including a useful garden shed.

Situated at the bottom of Glynn Road, the property enjoys very easy access to the town centre which is just a five minute walk away.

The property is currently used as a successful holiday rental, offered fully furnished and with onward bookings in place. Further information available by request.



## ACCOMMODATION

### ENTRANCE

Front entrance door to:

### HALL

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

### CLOAKROOM

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

### SITTING ROOM

Double glazed bay window to the front elevation, recessed spotlights, radiator, open plan to:

### KITCHEN & DINING ROOM

Double glazed sliding doors to the rear elevation, radiator, recessed spotlights, tiled floor. A range of base and wall units with tiled splashbacks, 1 ½ bowl sink unit with mixer tap, built in electric oven with electric hob and extractor fan over, built in dishwasher, built in fridge freezer, built in washing machine.



Stairs to the first floor;

**LANDING**

Recessed spotlights, double glazed window to the side elevation, doors to;

**BEDROOM 2**

Double glazed bay window to the front elevation, recessed spotlights, radiator, original floorboards.

**BEDROOM 3**

Double glazed window to the rear elevation, recessed spotlights, radiator, built in wardrobes original floorboards.

**BEDROOM 4**

Double glazed window to the front elevation, small double glazed window to the side elevation, recessed spotlights, original floorboards.

**BATHROOM**

P shaped bath with shower over, fitted wash hand basin with cupboards under, low level WC, double glazed window to the side elevation, heated towel rail, recessed spotlights, extractor fan, panelled walls, tiled floor, cupboard housing gas boiler.

Stairs to second floor;

**BEDROOM 1**

Double glazed dormer to the gable end, recessed spotlights, eaves storage, radiator.

**GARDEN**

Accessed from the dining area, there is an enclosed and low maintenance patio garden including raised planters and a garden shed.

**PARKING**

No parking included, however on street parking is available.

**SERVICES / NOTES**

Freehold tenure. Council tax band deleted. Standard brick and block cavity wall construction, tiled pitched roof, double glazing throughout. Mains gas, mains electricity, mains drainage, mains water. Fibre broadband, full mobile signal available. 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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