

CORNWALL ESTATES

PADSTOW



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8B PRIMROSE DRIVE,
ST MERRY PARK,
PL28 8TE

£260,000

- SEMI DETACHED BUNGALOW

- RESIDENTIAL STATUS

- ATTRACTIVE GARDENS

- THREE BEDROOMS

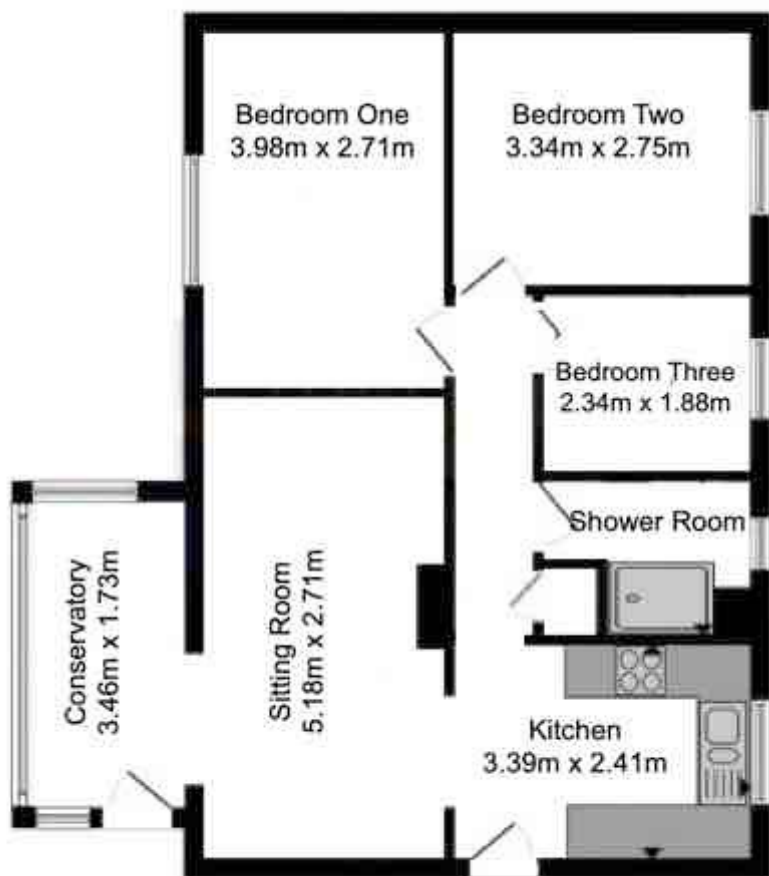
- MODERN SHOWER ROOM

- OPEN PLAN LIVING

- CONSERVATORY

- DRIVEWAY PARKING





OVERALL FLOOR AREA 64 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		83 B
69-80	C		
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		

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A semi-detached bungalow with attractive enclosed gardens and residential status, located within easy reach of St Merryn and several beautiful beaches.

The property comprises open style living areas, with a cosy log burner in the sitting room and a conservatory off the lounge giving some extra space. Down the hall there are three bedrooms and a modern shower room.

The gardens wrap around the front and rear of the bungalow, with plenty of privacy. There is a pretty lawn garden at the front including a little fish pond and a range of trees and shrubs, plus a decked area tucked at the rear with a garden shed. Adjacent to the front garden is a parking area with space for up to two cars.

ENTRANCE

Double glazed door to

KITCHEN

Double glazed window to the rear elevation, strip light, loft hatch, a range of base and wall units incorporating 1 ½ bowl stainless steel sink unit, space for fridge, plumbing for automatic washing machine, built in electric oven with electric hob over, open to:

LIVING ROOM

Log burner, ceiling light, open to:

CONSERVATORY

Double glazed windows and door to garden.

HALL

From the kitchen, hallway leads to bedrooms and bathroom. Electric radiator, airing cupboard housing electric fired boiler for hot water, airflow vent, ceiling light.

SHOWER ROOM

Tiled shower enclosure with electric shower, low level WC, fitted wash hand basin, double glazed window to the rear elevation, heated towel rail, part tiled walls, ceiling light.

BEDROOM 1

Double glazed window to the front elevation, electric radiator, ceiling light.

BEDROOM 2

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

BEDROOM 3

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

GARDEN

Areas of lawn and decking to the front and rear of the bungalow with a range of shrubs and trees, fence boundaries and a gate to the parking area.

PARKING

Driveway parking with space for 1-2 cars.

SERVICES / NOTES

Freehold tenure. Residential or holiday use permitted. Site fees are payable, approximately £300pa for the upkeep of communal site areas. Solar panels are leased, ask agent for further information. Council tax band A. Standard block cavity wall construction, tiled pitched roof, double glazing throughout. Mains electricity (no EV charger installed, facilities available within 1 mile), mains drainage, mains water. Electric heating plus log burner. ADSL 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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