



## 1 Mayfield Drive Port Isaac, PL29 3SL

Three bedroom end terrace bungalow in the highly sought after area of Port Isaac on the North Coast. With Gardens, parking, and garage. Planning permission for an extension to the side.



**£399,000**

# 1 Mayfield Drive

## Port Isaac, PL29 3SL

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### Description

Port Isaac is one of the premier holiday destinations on the North Coast of Cornwall. A fishing and trading port since the 14th century, Port Isaac with its undeniable charms has become the go-to holiday destination for people all over the world. An ideal base to explore everything the North Coast of Cornwall has to offer. The village has become famous in recent years as the location for the popular TV series 'Doc Martin'. About half a mile from the coast you will find Mayfield Drive, a small development in a quiet location. The bungalow on offer is a three bedroom end terrace property with garage and excellent outside space. The present owners have done much to upgrade the property and has a bright and airy feel throughout. The bungalow also has planning in place for a single storey extension to the side elevation (**E1/2004/00375 Cornwall Planning Register**) for which the footings have already been completed.

### Entrance Porch 9' 9" x 2' 10" (2.97m x 0.86m)

A very useful space for boots and coats and adds extra insulation to the rest of the property.

### Living Room 12' 8" x 12' 2" (3.86m x 3.7m)

A very bright and airy room with a large picture window to the front aspect overlooking the well kept front garden.

### Kitchen/Diner 17' 7" x 8' 6" (5.36m x 2.59m)

Again, very bright and airy room with windows to both sides and door to the rear leading through to the rear porch and utility room. Equipped with everything needed including wall and base units, sink, room for a fridge freezer, table and chairs etc.

### Utility room 7' 8" x 5' 5" (2.34m x 1.65m)

Recently added by the present owners. This is a very useful room for all the noisy appliances including the washing machine, dryer, and even a chest freezer. All plumbing and drainage supplied.

### Main Bedroom 11' 4" x 10' 5" (3.45m x 3.18m)

Lovely room with wall to wall built-in wardrobe. A large window to the rear aspect overlooking the garden.

### Bedroom 2 9' 8" x 7' 4" (2.95m x 2.24m)

Ideal double guest room with window overlooking the front garden.

### Bedroom 3 9' 8" x 5' 5" (2.95m x 1.65m)

A small single room which could be used as a bedroom or study. Window to the side aspect.

### Family Bathroom 5' 7" x 6' 3" (1.7m x 1.9m)

Clean and bright bathroom with white matching suite and shower over the bath. An opaque window looks out to the rear aspect.

### Garage 13' 8" x 7' 11" (4.17m x 2.41m)

Located at the rear of the property with metal up-and-over door.

### Outside

To the front bordered by stone wall with wooden hand gate. Good sized lawn with paths to the front door and around to the side.. Various planting beds. To the side there is extensive decking which is over the footings for the approved extension. To the rear is a mixture of slabbed patio, lawn, and planting beds. The whole exterior is well managed and designed for easy maintenance.

### Agents Notes

Anyone in the know, knows that property for sale in Port Isaac is rare and is snapped up quickly. It is one of the most sought after postcodes in North Cornwall. Being within half a mile of the port itself makes this property even more desirable and requires only a new owner putting their own stamp on it and making it their own. **EPC = E, Council Tax = C**



### MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

