



92 G

WK64 YMY

CORNWALL ESTATES

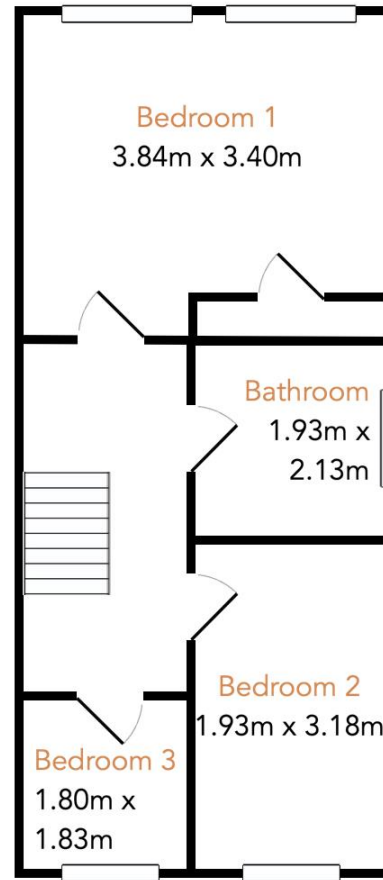
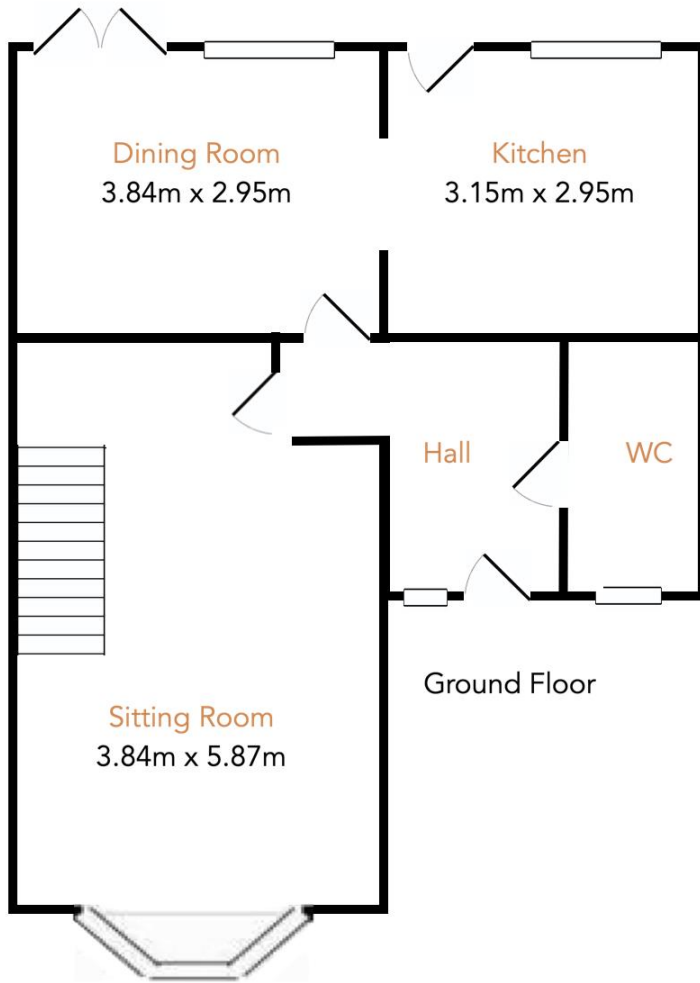
PADSTOW

48 RALEIGH CLOSE,
PADSTOW, PL28 8BQ

£415,000

- END OF TERRACE HOUSE
- THREE BEDROOMS
- STYLISH NEW KITCHEN
- IMMACULATEDLY PRESENTED
- PARKING FOR 2 CARS
- LOW MAINTENANCE GARDEN
- TWO RECEPTION ROOMS
- IDEAL HOME OR RENTAL





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



CORNWALL
ESTATES
PADSTOW

IMPORTANT NOTICE

Cornwall Estates (Padstow) Ltd give notice that; These particulars do not constitute any contract or offer and are for guidance only and are not necessarily comprehensive. The accuracy of the particulars is not guaranteed and should not be relied upon as representations of fact. Cornwall Estates (Padstow) Ltd, their clients nor any joint agents have authority to make any representations about the property and any information given is without responsibility on the part of the agents, sellers or lessor(s). Any intended purchaser should satisfy themselves by inspection or otherwise of the statements contained in these particulars. Any areas distances or measurement are approximate. Assumptions should not be made that the property has all the necessary planning permissions and building regulations. We have not tested any services, equipment or facilities. Viewing by appointment only. Purchasers should check the availability for viewing before embarking on any journey to view or incurring travelling expenses. Some photographs may be taken with a wide-angle lens.



An end of terrace home with immaculately presented accommodation, low maintenance garden and parking for two cars.

The property comprises a useful entrance hall with a cloakroom for guests, a comfortable sitting room including a bay window to the front with attractive shutters and a contemporary gas fire for cosy winter nights, and a separate dining room to the rear which is open to a newly fitted kitchen overlooking the garden. To the first floor there are three bedrooms and a modern shower room. Externally, the property offers an enclosed courtyard garden to the rear, and driveway parking for two cars at the front.

Situated in a convenient location within easy reach of the town centre and local amenities, the property would be equally suitable as either a family home or a holiday home with great rental potential.

ACCOMMODATION

ENTRANCE

Part glazed door to the hall, double glazed window beside.

HALL

Radiator, recessed spotlight, fuse board, door to;

CLOAKROOM

Fitted wash hand basin with unit under, part tiled walls, double glazed window to the front, wood panelling, boiler, access to loft, recessed spotlight, door to;

DINING ROOM

Double glazed window to the rear, double glazed doors to the rear, ceiling light, radiator, arch open to:

KITCHEN

Part glazed door to the rear, double glazed window to the rear, recessed spotlights. A range of base & wall units incorporating sink unit, built in oven, gas hob with extractor over, tiled splashbacks, space for American fridge freezer, plumbing and space for automatic washing machine and dishwasher.



SITTING ROOM

Flueless gas fire, deep bay window to the front with fitted shutters, ceiling light, two radiators, stairs to first floor;

Stairs to first floor;

LANDING

Access to loft space, doors to;

BATHROOM

Shower enclosure, tiled walls, heated towel rail, wall light, low level WC and fitted wash hand basin set in modern unit, double glazed window to the side.

BEDROOM ONE

Two double glazed windows to the rear, built in cupboards, radiator, recessed spotlights.

BEDROOM TWO

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

BEDROOM THREE

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

OUTSIDE

Parking for two vehicles at the front of the property.

GARDEN

Easy to maintain courtyard garden at the rear with timber fence boundary and log cabin.

SERVICES / NOTES

Freehold tenure. Council tax band C. Traditional cavity wall construction, pitched tiled roof, double glazing throughout. Mains gas, electricity, water, drainage. Gas central heating plus a flueless gas fire in the lounge. 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.







CORNWALL
ESTATES

P A D S T O W

5 Broad Street

Padstow

PL28 8BS

01841 550999

sales@cornwallestates.co.uk