

# CORNWALL ESTATES

PADSTOW



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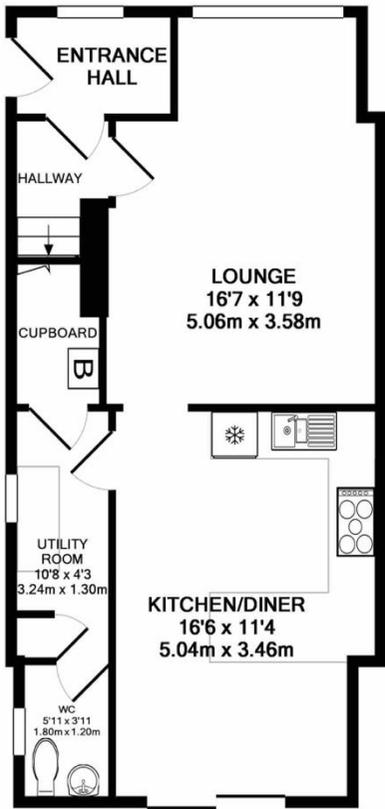
PADSTOW

35 LODENEK AVENUE,  
PADSTOW, PL28 8EP

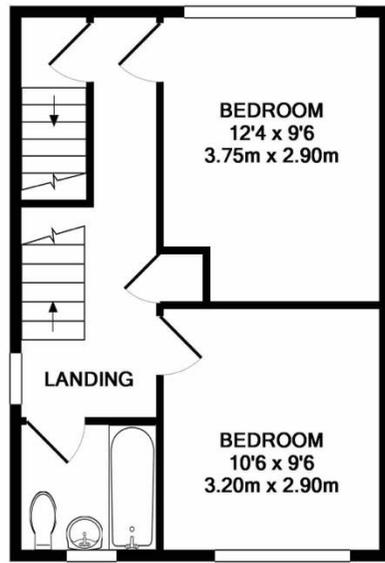
£339,950

- SEMI DETACHED HOME
- THREE DOUBLE BEDROOMS
- WELL PRESENTED INTERIOR
- CONTEMPORARY KITCHEN / DINING ROOM
- NO ONWARD CHAIN
- GARAGE & PARKING
- VIEWS TO THE ESTUARY
- LOW MAINTENANCE GARDEN

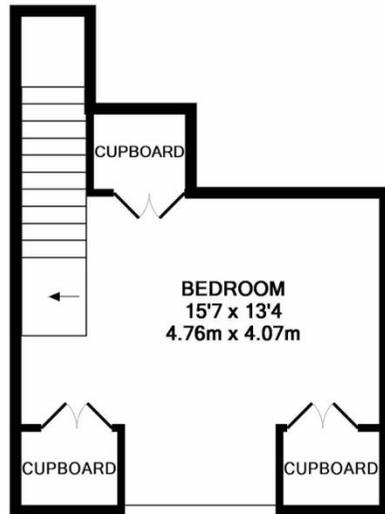




GROUND FLOOR  
APPROX. FLOOR  
AREA 502 SQ.FT.  
(46.6 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 356 SQ.FT.  
(33.1 SQ.M.)



2ND FLOOR  
APPROX. FLOOR  
AREA 247 SQ.FT.  
(23.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 1105 SQ.FT. (102.7 SQ.M.)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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A well-presented semi-detached home with bright and airy, three bedroom accommodation laid over three floors.

The property comprises a comfortable sitting room which leads through to a spacious kitchen and dining room with a contemporary fitted kitchen and adjoining utility room with a useful ground floor cloakroom. To the first floor there are two double bedrooms and a modern family bathroom. Stairs lead up again to the master bedroom on the second floor which enjoys far reaching views across the rooftops to the estuary and countryside surrounding the town.

From the dining area, sliding doors open to the garden which offers a low maintenance patio area sheltered between the house and the garage to the rear. There is an additional grass garden to the front of the property and access path down the side of the house. The garage is a good size and there is a further parking space for one car in front.

#### **ENTRANCE**

Part glazed front entrance door to;

#### **LOBBY**

1.53m x 1.35m Double glazed window to the front, coat hooks

#### **HALL**

Wood flooring, radiator, stairs to first floor, door to;

#### **LIVING ROOM**

5.36m x 3.58m Double glazed windows to the front, radiator, eight recessed spotlights, recessed alcoves, wood flooring, doorway to;

#### **KITCHEN / DINER**

5.36m x 3.44m A modern range of base & wall units incorporating an inset 1.5 bowl stainless steel sink unit, space for Rangemaster cooker with splashback and stainless-steel extractor over. Eight recessed spotlights, contemporary tall radiator, breakfast bar, television point, double glazed patio doors to the rear patio garden, door to;

#### **UTILITY ROOM**

3.25m x 1.31m Double glazed window to the side, heated towel rail, work surface, plumbing for automatic washing machine, space for fridge/freezer, built in cupboard, slate tiled flooring, built in cupboards, door to;

#### **CLOAKROOM**

Double glazed window to the side, heated towel rail, fitted wash hand basin with cupboard under, low level WC, tiled flooring.

Stairs to first floor;

### LANDING

Built in cupboards, two ceiling lights, double glazed window to the side, doors to;

### BATHROOM

1.91m x 1.71m Double glazed window to the rear, tiled walls & flooring, panelled bath with shower over, low level WC set in unit, heated towel rail.

### BEDROOM 3

3.23m x 2.99m Double glazed window to the rear with lovely estuary and countryside views, radiator, ceiling light.

### BEDROOM 2

3.74m x 2.91m Double glazed window to the front, radiator, ceiling light.

Door from landing to inner hall and stairs leading to the second floor;

### MASTER BEDROOM

4.08m x 4.85m Large double-glazed bay windows to the rear with lovely views to the estuary and countryside, radiator, alcoves, built in cupboards.

### OUTSIDE FRONT

Enclosed lawned garden with timber fenced boundary.

### REAR

Easy to maintain courtyard garden at the rear with path leading alongside to the parking area and further pathway along the side of the house to the front.

### GARAGE

4.96m x 4.08m Personal door to the side, electric roller door.

### PARKING

Paved parking in front of the garage.

### SERVICES / NOTES

Freehold tenure. Council tax band B. Standard cavity wall construction, pitched tiled roof and double glazing throughout. Mains gas, electricity, water, drainage. Gas central heating. 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.

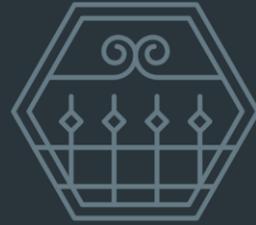
### RESTRICTIONS

The property is ex local authority and is governed by a covenant that states a business cannot be run from the property. The property cannot be holiday let, however can be let on an assured shorthold tenancy basis.









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