

CORNWALL ESTATES

PADSTOW



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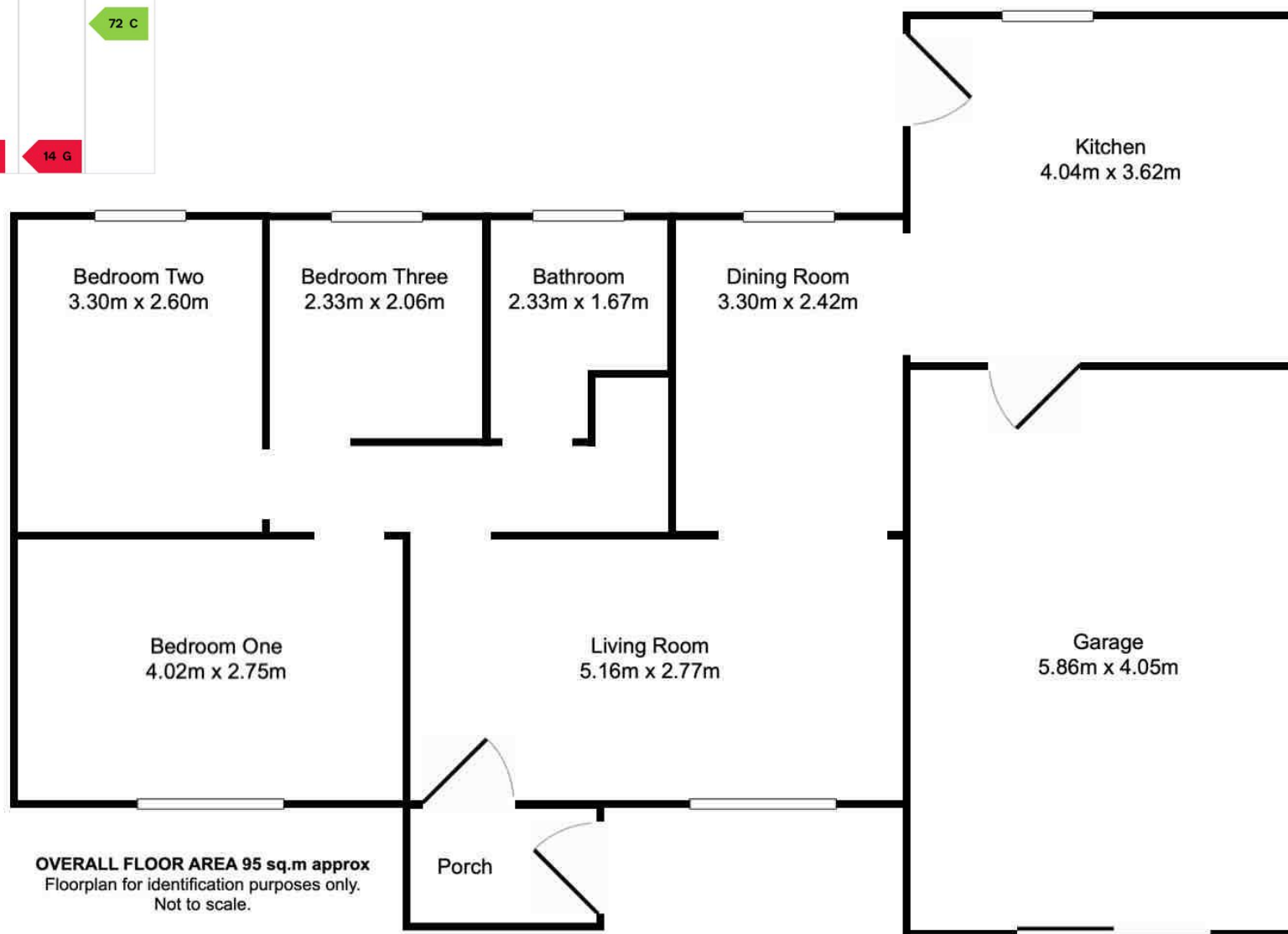
**12 Primrose Drive, St Merryn
Park, St Merryn, PL28 8TE**

£190,000

- RENOVATION OPPORTUNITY
- RESIDENTIAL STATUS
- LARGE CORNER PLOT
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- GARAGE & GARDENS



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D		
39-54	E		
21-38	F		
1-20	G	14 G	



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12 Primrose Drive comprises a semi-detached property in need of complete renovation. The bungalow occupies a large, corner plot providing plenty of scope for development (subject to the requisite planning permission and building regulation).

The accommodation currently comprises of a living room which is open plan to the dining room. Large dual-aspect separate kitchen with personal door leading to the garage, and door to the rear garden. There are three bedrooms, and bathroom currently without sanitaryware.

The bungalow benefits from full residential status and would be suitable as a family home or holiday home.

ACCOMMODATION

ENTRANCE PORCH

Door to;

LIVING ROOM

Window to the front, open plan to;

DINING ROOM

Window to the rear, open plan to;

KITCHEN

A range of base & wall units, windows to the side and rear, door to;

GARAGE

Plumbing for automatic washing machine, window to the side, currently no garage door in place.

INNER HALL

Cupboard housing hot water cylinder, doors leading to;

BATHROOM

Without sanitaryware, tiled, window to the rear.

BEDROOM ONE

Window to the front.

BEDROOM TWO

Window to the rear.

BEDROOM THREE

Window to the rear.

GARDENS

FRONT

Corner garden extending from the front to the side, laid to lawn.

REAR

Enclosed garden mainly laid to lawn.

SERVICES / NOTES

The property is not habitable and may not be deemed suitable for traditional mortgage borrowing. There is no heating, and no sanitary facilities.

Mobile phone service with EE, Vodafone, O2 and Three. Standard and superfast broadband available.

Council tax band – A.

EPC – TBC.

Tenure – Freehold.

Subject to service charges.

Standard construction.

The chances of surface water flooding are very low.





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