

CORNWALL ESTATES

PADSTOW



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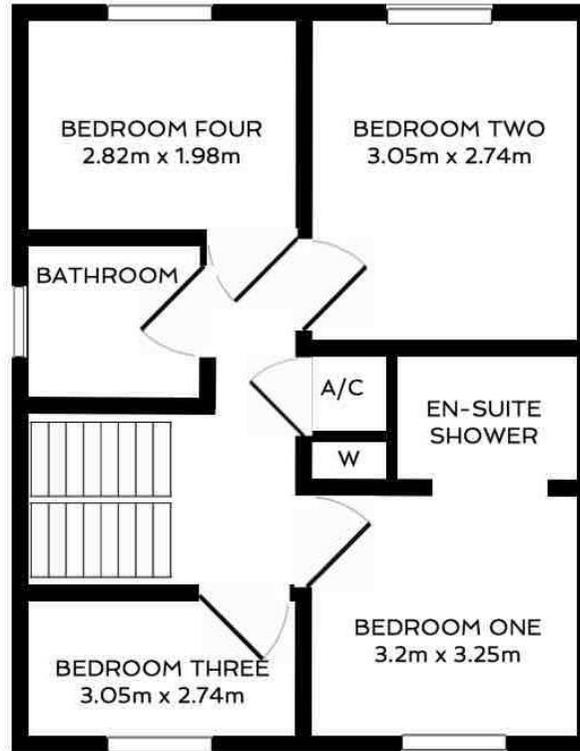
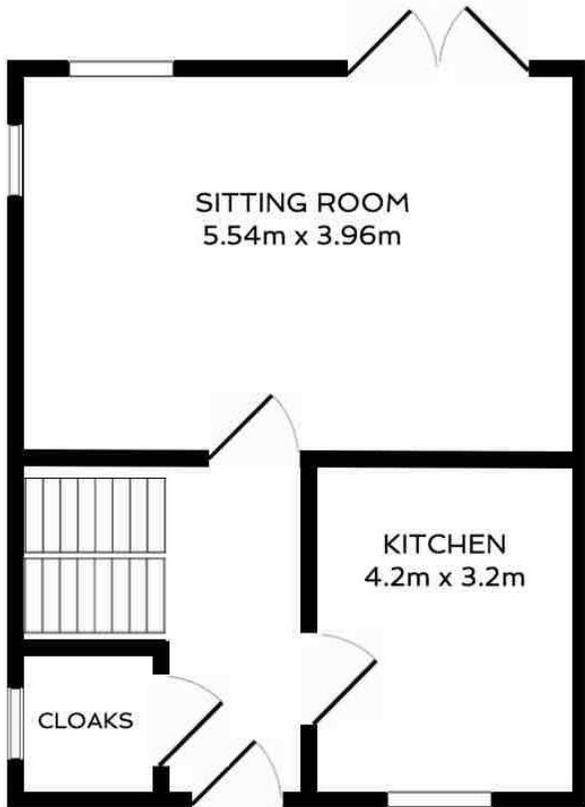
PADSTOW

3 JUBILEE CLOSE, ST MERRYIN,  
PL28 8FH

£549,995

- SEMI-DETACHED HOUSE
- MODERN ACCOMMODATION
- KITCHEN / DINING ROOM
- SEPARATE SITTING ROOM
- FOUR BEDROOMS
- MASTER EN-SUITE
- ENCLOSED GARDEN
- GARAGE & PARKING





Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

OVERALL FLOOR AREA 95 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.

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A well-presented semi-detached property located in a popular location in the centre of St Merryn. With neutrally decorated four-bedroom accommodation which would be suitable as a comfortable family home or a low maintenance holiday home near to several stunning beaches. The current owners have enjoyed a period of successful holiday letting over recent years.

The ground floor includes a modern kitchen & dining room with high gloss units and dining space. To the rear there is a spacious sitting room with French doors leading to the garden. There is also a ground floor cloakroom.

Up to the first floor, there are four bedrooms in total and a family bathroom with a bath and shower over. The master bedroom also enjoys en-suite shower facilities.

The garden is enclosed and easy to maintain, with a large patio area accessible from the sitting room, ideal for outdoor dining. There is a single garage to the side of the house with a personal door into the garden, and parking in front.

## ACCOMMODATION

### ENTRANCE

Front entrance door to;

### HALL

Radiator, coat hooks, built in under stairs cupboard, ceiling light, intruder alarm, door to;

### CLOAKROOM

Double glazed window to the side, fitted wash hand basin, radiator, low level WC.

### KITCHEN / DINER

Double glazed window to the front, a range of base & wall units incorporating a built-in oven and grill, four ring gas hob with stainless steel splashback and extractor over, built in dishwasher, plumbing for automatic washing machine, inset stainless steel 1.5 bowl sink unit, space for fridge/freezer. Wall mounted central heating boiler.

### SITTING ROOM

Double glazed windows to the side and rear, double glazed French doors to the rear, feature fireplace, radiator.



Stairs to first floor;

### LANDING

Radiator ceiling light, built in cupboard housing hot water cylinder, doors to;

### BATHROOM

Panelled bath with shower over, low level WC, pedestal wash hand basin, shaver point, part tiled walls, ceiling light.

### BEDROOM ONE

Double glazed window to the front, radiator, ceiling light, built in wardrobes.

### EN-SUITE

Shower enclosure, part tiled walls, radiator, low level WC, pedestal wash hand basin.

### BEDROOM TWO

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

### BEDROOM THREE

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

### BEDROOM FOUR

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

### GARDEN

Enclosed rear patio garden with timber fence boundary and access to the garage. Side gate giving access from driveway.

### GARAGE

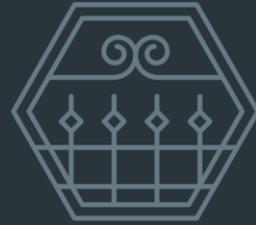
5.4m x 2.71m Semi-detached garage with up & over door. Off road parking in the driveway.

### SERVICES / NOTES

Freehold tenure. Council tax band deleted. Annual maintenance fee of approx. £470pa for communal areas. Standard block cavity wall construction, tiled pitched roof, double glazing throughout. Mains gas, mains electricity (no EV charger installed, facilities available within 1 mile), mains drainage, mains water. Superfast broadband available, 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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P A D S T O W

5 Broad Street

Padstow

PL28 8BS

01841 550999

[sales@cornwallestates.co.uk](mailto:sales@cornwallestates.co.uk)