

CORNWALL ESTATES

PADSTOW



CORNWALL ESTATES

PADSTOW

8 Fernleigh Crescent,
Wadebridge, PL27 7JJ

£279,000

- End of terrace
- River views
- Walking distance of town centre
- Enclosed garden
- Parking
- Two double bedrooms
- In good order throughout
- Split level design





OVERALL FLOOR AREA 70 square metres approximately
 Floorplan provided for identification purposes only, not drawn to scale.

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.

8 Fernleigh Crescent is a well presented, end of terrace property with lovely views over the river Camel and situated in a pleasant cul-de-sac within walking distance of the town centre.

At the front of the property is a small garden area with steps leading to the brick paved parking area and a path leads around to the back where the main garden is situated; enclosed and comprising of lawn and patio areas, and timber shed.

The accommodation is spacious internally and new carpets and internal doors were recently fitted. Arranged over four floors with an attractive split level design, the main living space is situated on the ground floor with a door which leads to the enclosed garden. The kitchen is on the first floor and comprises a modern range of units and integrated oven. To the first and second floors are the two double bedrooms and bathroom. The second bedroom has a large boarded eaves storage space.

ENTRANCE

Front entrance door to;

LOBBY

Built in cloaks hanging space and shoe storage unit, electricity consumer unit, door to;

HALL

Radiator, stairs to first floor and stairs to lower ground floor.

KITCHEN

Double glazed window overlooking the front garden. A range of base & wall units with tiled splashbacks incorporating an electric oven and four ring gas hob with extractor over, space and plumbing for automatic washing machine, stainless steel sink unit with mixer tap.

Stairs down to;

LIVING AND DINING ROOM

Two radiators, double glazed window to the rear overlooking the garden, small double-glazed window to the side, part glazed door to the rear garden, ceiling light, wall lights.

Stairs from hall to first floor;

LANDING

Built in cupboard, doors to;

BATHROOM

Panelled bath with shower over, tiled surround, low level WC, pedestal wash hand basin, double glazed window to the side.

BEDROOM ONE

Double glazed window to the rear with views to the River Camel, radiator, ceiling light. A range of built in wardrobes.

Stairs to second floor;

BEDROOM TWO

Double glazed window to the front, radiator, ceiling light, built in wardrobe housing gas fired boiler. Door to;

STORAGE

Large eaves storage room, boarded with lighting.

MATERIAL INFORMATION

Tenure freehold. Council tax band B. EPC - C Standard construction. Mains services. Gas central heating. Ultrafast broadband available. Mobile signal with all major providers.

IMPORTANT NOTE

In accordance with The Estate Agents (Undesirable Practices) Order 1991 we provide notice that the seller of this property is a director of the company Cornwall Estates (Padstow) Limited.







Score	Energy rating	Current	Potential
92+	A	71 C	85 B
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		





CORNWALL ESTATES

P A D S T O W

5 Broad Street

Padstow

PL28 8BS

01841 550999

sales@cornwallestates.co.uk