

CORNWALL ESTATES

PADSTOW



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**4 Palm Drive, St Merryn Park,
PL28 8FG**

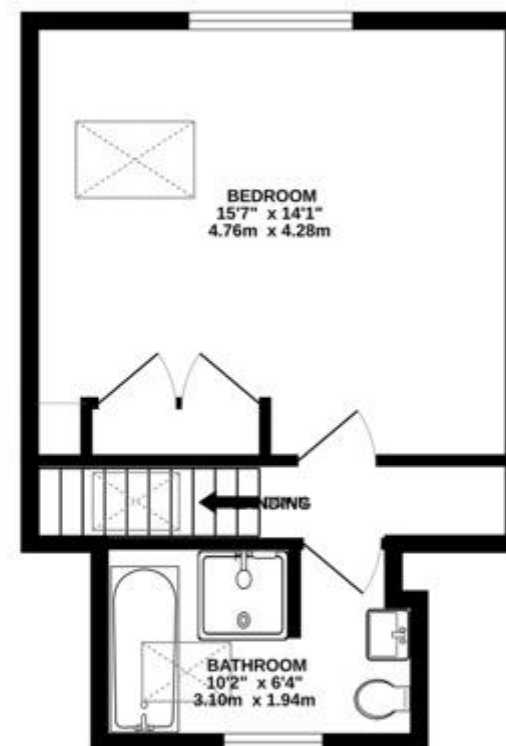
£260,000 OIRO

- Detached Property
- Residential Status
- Three Bedrooms
- Private Enclosed Gardens
- Parking for Two Cars
- Attractive Cul-de-sac

GROUND FLOOR
599 sq.ft. (55.7 sq.m.) approx.



1ST FLOOR
326 sq.ft. (30.3 sq.m.) approx.

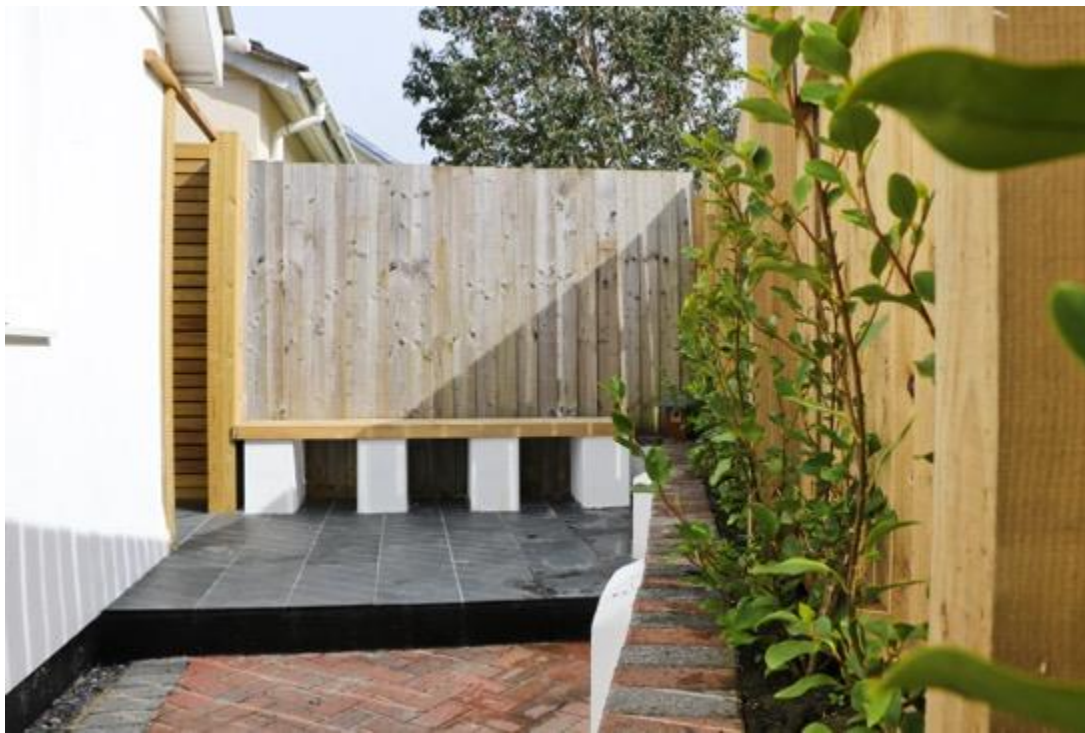


TOTAL FLOOR AREA : 925 sq.ft. (86.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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ACCOMMODATION

Introducing Violets, a comfortable and contemporary two-storey cottage located just 1.5 miles from the village of St Merryn, and 2.5 miles from the popular beaches of Harlyn and Constantine. Violets sits in a peaceful cul-de-sac, and benefits from full residential status, so can be used as a full-time home, holiday home or for letting purposes.

The bright interior features an open plan living area with a spacious and well-equipped kitchen. Double doors open on to the enclosed, private garden, ideal for outdoor dining and entertaining. The ground floor houses two of the three bedrooms, the first of which is currently configured as a sunny twin room and the second a bunk room, with funky built in beds, a perfect space for the kids. A useful WC with modern suite completes the ground floor interior. The first floor is home to the primary bedroom, a super-spacious double room with large velux windows and views to the front of the home, and a contemporary family bathroom with a separate shower and bath.

At the rear of the home is a further patio garden, which features an outdoor shower area, perfect after a day at the beach. This area also offers a great space for storing outdoor equipment, or just a sheltered spot for relaxation. Violets has ample parking for two cars at the front of the property, and due to its location on a quiet cul-de-sac, experiences no through traffic.









Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



MATERIAL INFORMATION

Freehold.
 Council tax band B.
 Standard construction, pitched roof, double glazed.
 Mains electricity, water & sewerage.
 Oil fired central heating.
 Superfast broadband available, mobile coverage with all major providers.
 Service charge payable £1038.94 per annum



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