

CORNWALL ESTATES

PADSTOW



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50 BOYD AVENUE,
PADSTOW, PL28 8HD

£195,000

- TERRACED HOME
- ENCLOSED GARDEN
- PARKING
- TWO DOUBLE BEDROOMS
- MODERN SHOWER ROOM
- POTENTIAL FOR IMPROVEMENT
- SHORT WALK TO TOWN CENTRE
- LOCAL OCCUPANCY



OVERALL FLOOR AREA 59 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		



An ideal opportunity for a local resident to put their own stamp on this mid-terraced property.

The accommodation includes, to the ground floor, a sitting and dining room which opens out to an enclosed patio garden at the rear, plus a separate kitchen, with scope to create an open plan living space. There are two double bedrooms and a modernised shower room to the first floor. Enjoying a pleasant aspect at the rear overlooking the adjoining fields. With parking available to the front.

The property is governed by a section 106 agreement. Applicants will need to have lived or worked in Cornwall for a minimum of 3 years, or have a strong local connection; a minimum 10% deposit will be required with a recent agreement in principle from a section 106 lender. Any successful applicant will need to proceed with an eligibility assessment prior to purchase. Please contact us for further information.

Conveniently located within a short walk of the local primary school, doctors surgery and supermarket, and only a ten minute walk to the town centre. Padstow is a highly desirable destination, surrounded by a stretch of coastline of outstanding natural beauty. With everything you need on your doorstep, Padstow offers a lively community atmosphere.

ACCOMMODATION

ENTRANCE

Double glazed sliding door to:

HALL

Ceiling light, night storage radiator, stairs to first floor, storage cupboard, doors to:

KITCHEN

Double glazed window to the front elevation, strip light, a range of base and wall units with tiled splashbacks and single bowl stainless steel sink unit, space for oven, space for fridge, plumbing for automatic washing machine.

SITTING / DINING ROOM

Double glazed patio doors to the rear elevation, ceiling light, night storage radiator, under stairs storage cupboard.

Stairs to the first floor;

LANDING

Ceiling light, airing cupboard, access to loft, doors to:

BEDROOM 1

Double glazed window to the rear elevation, ceiling light, built in wardrobe.

BEDROOM 2

Double glazed window to the front elevation, ceiling light, built in wardrobe.

BATHROOM

Large shower enclosure with electric shower, low level WC, ceiling light, panelled walls, fitted wash hand basin.

PARKING

Parking bay to the front of the property.

GARDEN

There is an enclosed patio garden to the rear of the property, including garden shed and fence boundaries.

SERVICES / NOTES

Freehold tenure. Council tax band A. Standard block cavity wall construction, tiled pitched roof, double glazing throughout. Electric night storage heating, mains electricity (no EV charger installed, facilities available within 1 mile), mains drainage, mains water. Full mobile signal available.







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