CORNWALL ESTATES

PADSTOW



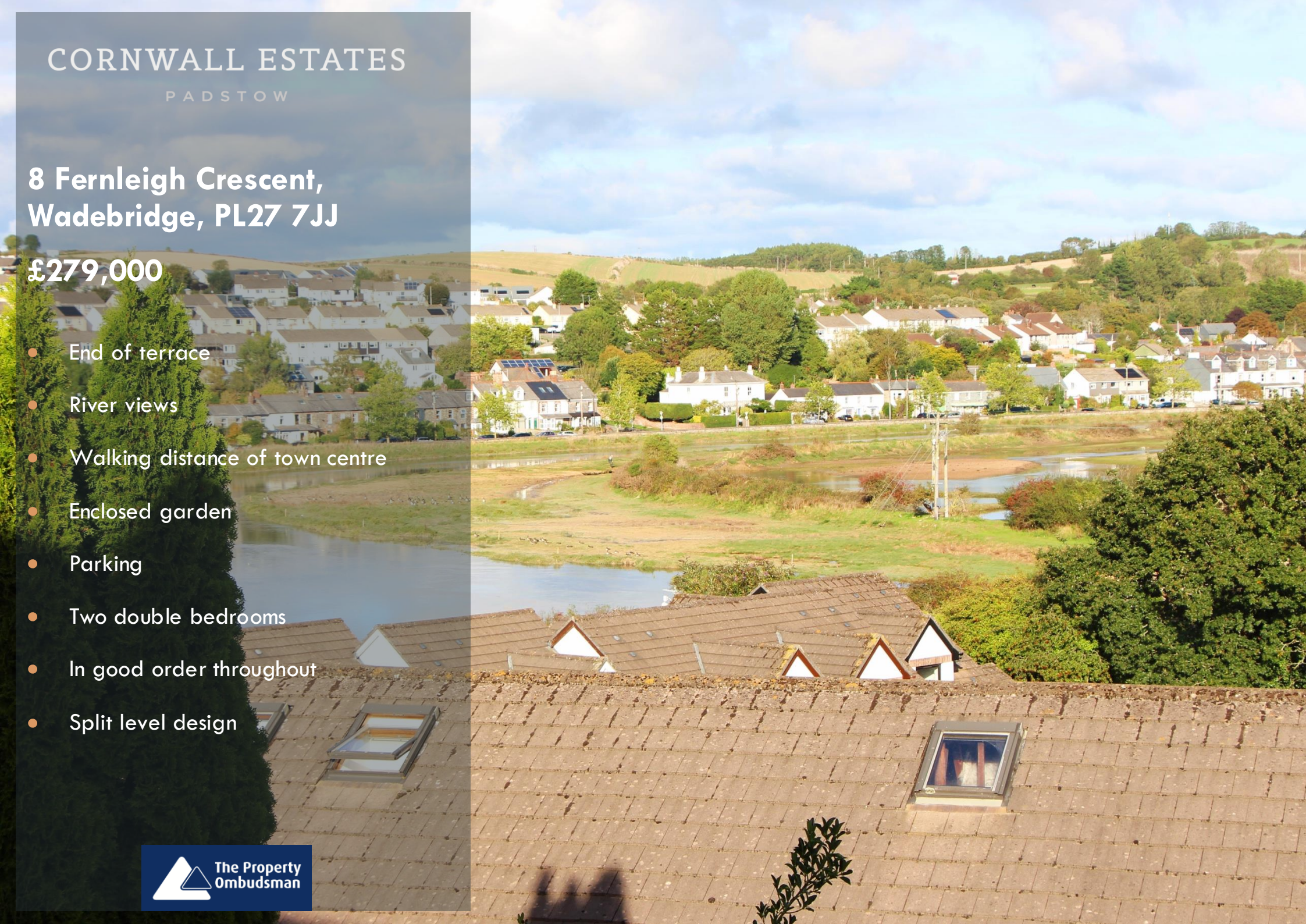
CORNWALL ESTATES

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



The Property Ombudsman



OVERALL FLOOR AREA 70 square metres approximately

Floorplan provided for identification purposes only, not drawn to scale.

IMPORTANT NOTICE

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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.









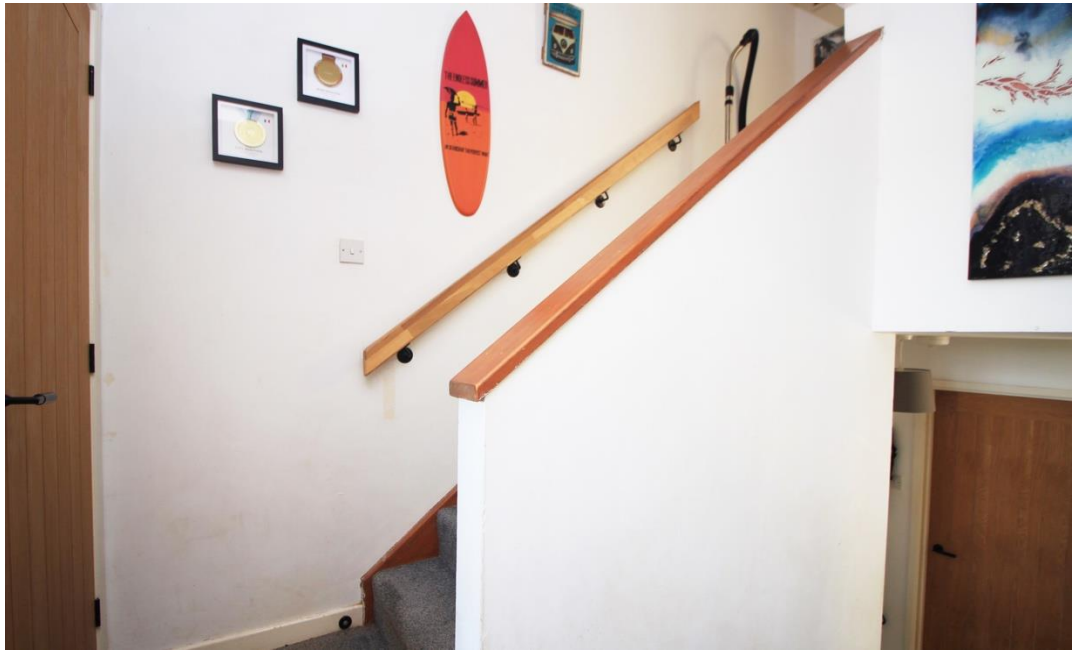












Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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