



Beachcomber Cottage



Padstow Harbour 0.3 miles - Trevone Bay
2.4 miles - Wadebridge 7.6 Miles

A well presented three bedroom,
end of terrace house within close
proximity to Padstow Harbour.

- No Onward Chain
- Three Bedrooms
- Popular Harbour Town Location
- Estuary Views
- Holiday Let Potential
- Enclosed Rear Garden
- On Road Parking
- Utility Room
- Freehold
- Council Tax Band: Business Rates

Guide Price £600,000

SITUATION

The property is situated in the historic and picturesque fishing town of Padstow which offers an extensive range of cafes, public houses and restaurants, none more so than Paul Ainsworth's Michelin starred No.6, seafood bar Prawn On The Lawn, and of course Rick Steins esteemed Seafood restaurant. Traditionally a fishing port, Padstow is also a popular tourist destination where many enjoy exploring the harbour front and Camel Trail link to Wadebridge. The Seven Bays sandy beaches are nearby and are a haven for surfing and other water sports. Wadebridge is within eight miles and on the river Camel, which offers a fine selection of shops and amenities including a sports centre, cinema, primary and secondary school and a selection of supermarkets.

DESCRIPTION

Currently used as a successful holiday let and being offered to the market with no onward chain, this impressive 3 bedroom end of terrace property could make an ideal family home or investment. The property is within a short distance of Padstow town, the harbour and the Camel Estuary.

ACCOMMODATION

The front door leads into the entrance hall with access to the sitting room which is open through to the kitchen/dining room. The sitting room features a gas fire with a wooden surround and has built-in shelving. The open plan kitchen/dining room is a lovely size and enjoys double doors leading to the rear garden. The kitchen benefits from a range of wall and base units, built in oven with a hob and extractor hood over, sink, and space for appliances. A door from the kitchen leads into the utility room with space for appliances and a further door leading into a shower room with a WC and wash hand basin.

The first floor landing has access to three bedrooms and the family bathroom. The bathroom offers a bath, shower, WC and a wash hand basin.

Bedroom 1 is a delightful size and enjoys an aspect to the front and benefits from a window seat which enjoys the views across to the

Camel estuary.

The further two bedrooms are a double and single.

OUTSIDE

To the front there is a small area of front garden with shrubs and a path leading to the front door.

To the rear the property enjoys an enclosed rear garden laid with patio and gravel, shrubs and a palm tree. Steps leads up to a further decked terrace providing an ideal setting for al fresco dining and enjoy views across to the Camel estuary.

SERVICES

Mains electricity, gas, water and drainage. Broadband availability: Superfast. Mobile Phone Coverage: Voice and Data. (Broadband and mobile information via Ofcom). Please note the agents have not inspected or tested these services.

VIEWINGS

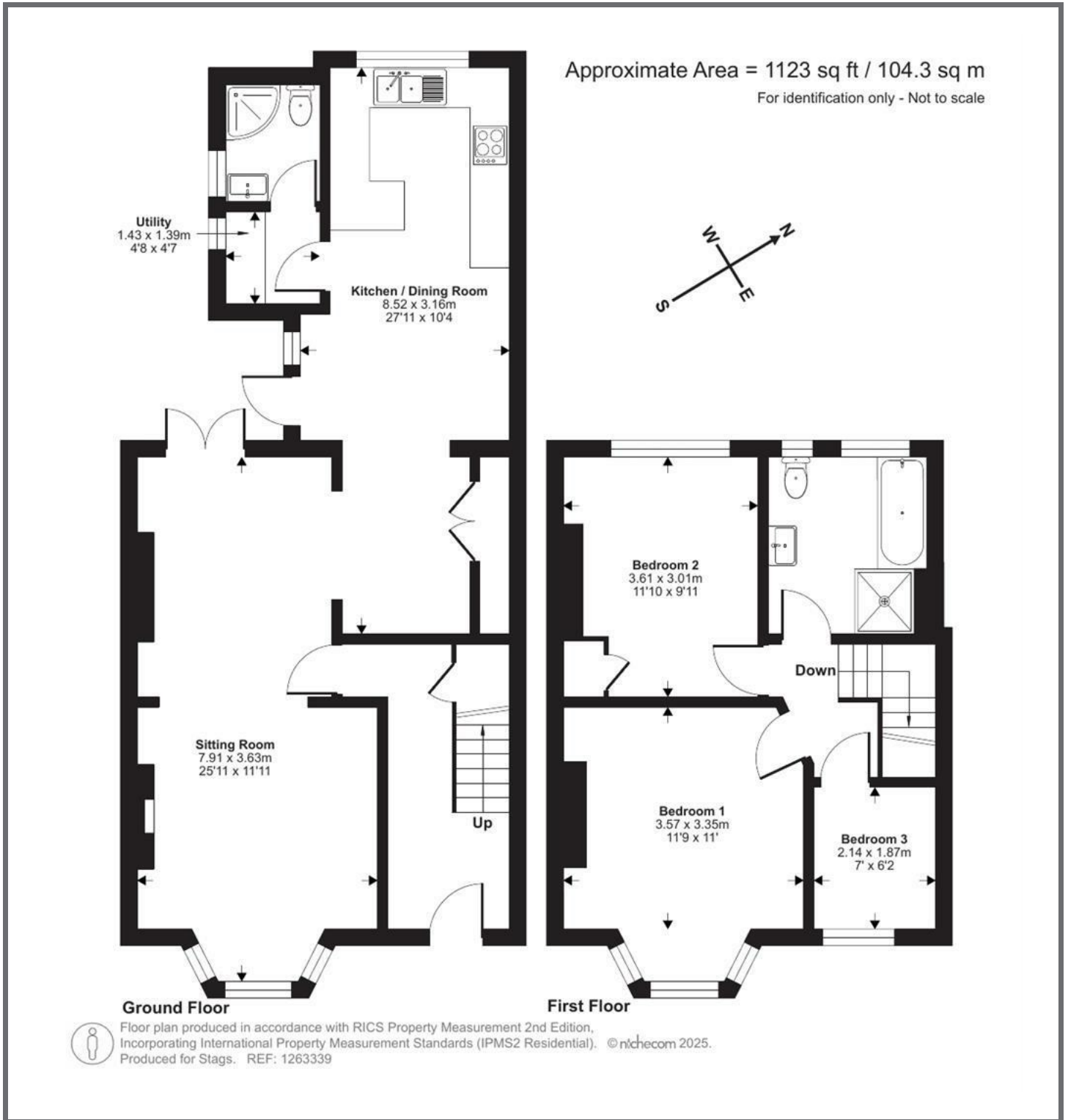
Strictly by appointment with the vendor's appointed agents Stags, Wadebridge 01208 222333.

DIRECTIONS

From Wadebridge, travel along the A39 through Whitecross, past Royal Cornwall Show Ground and then take the right hand turning signposted to Padstow, A389. Continue through St Issey and Little Petherick then at the end of the road turn right onto the A389 and continue into Padstow. At Tesco, take the right hand turning onto Sarah's Lane and after 0.3 miles turn left on Trelawney Road. At the end, turn right onto Glynn Road. Continue for 0.1 miles and the property is on your left hand side.

What3Words: ///delivers.poker.yield





IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
(92-100) A	(85-95) B	(65-75) C	(45-55) D
(75-84) E	(55-64) F	(35-44) G	(15-24) H
Net energy efficient - higher scoring coats		EU Directive 2002/91/EC	81
England & Wales		2022/91/EC	63

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