

# CORNWALL ESTATES

PADSTOW



# 4 IVY CLOSE, ST MERRY, PL28 8FA

A modern two bedroom property in a quiet position on the edge of the village.

**£245,000**  
**FREEHOLD**

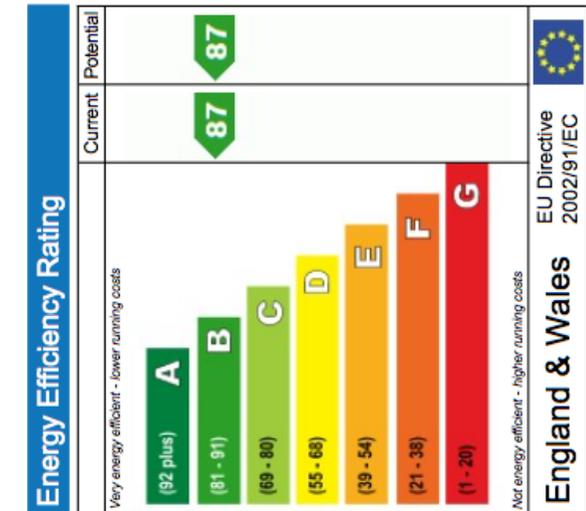
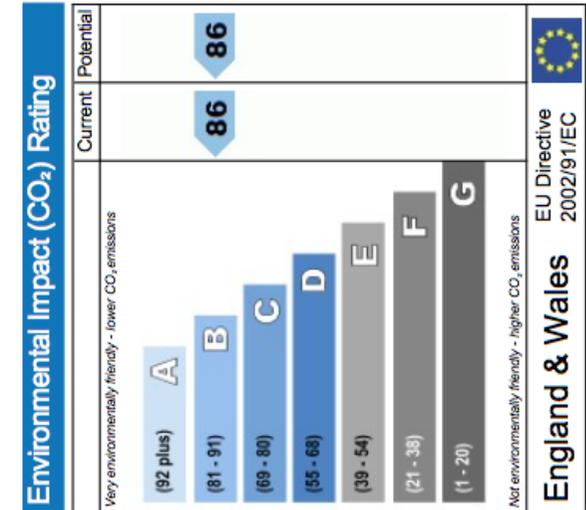
- WELL PRESENTED
- TWO DOUBLE BEDROOMS
- MODERN INTERIOR
- ALLOCATED PARKING
- LOW MAINTENANCE GARDEN
- SOLD FULLY FURNISHED
- IDEAL FAMILY OR HOLIDAY HOME
- LEVEL WALK TO VILLAGE CENTRE
- CENTRAL TO SEVERAL BEACHES



# FLOORPLAN



Total Floor Area 71 square metres (764 square feet)



# THE PROPERTY

4 Ivy Close is a modern and well presented property, situated on the edge of the village in a quiet position yet within easy reach of the amenities.

The accommodation is well proportioned and comprises a sitting dining room with doors out to the garden, separate kitchen / breakfast room and downstairs toilet. The sitting room doors open out onto the sheltered garden at the rear which is very easy to maintain.

To the first floor there are two double bedrooms, the master enjoying a pleasant view over the fields to the rear, and a modern bathroom suite.

With a neutral and contemporary décor, the property is ready for immediate occupation, with no chain.

Currently used as a holiday let, the property is being sold fully furnished with a successful letting history, the property is equally suitable for a family home.



# ACCOMMODATION

## ENTRANCE

Part glazed entrance door to;

## HALL

Stairs to first floor, doors to cloakroom, kitchen and sitting room, understairs cupboard, radiator, two ceiling lights

## CLOAKROOM

Double glazed window to the front elevation, low level WC, pedestal wash hand basin, radiator, ceiling light.

## KITCHEN

Double glazed window to the front elevation, a range of base and wall units including stainless steel sink unit, built in oven with electric hob over, fridge freezer, washer dryer, tiled flooring, part tiled walls, radiator, 2 ceiling lights.

## SITTING/DINING ROOM

Double glazed doors and two double glazed window to the rear elevation, radiator, 2 ceiling lights, television point.

Stairs to first floor;

## LANDING

Ceiling light, airing cupboard, doors to bedrooms and bathroom.

## BEDROOM 1

Double glazed window to the rear elevation, ceiling light, radiator.

## BEDROOM 2

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



## BATHROOM

Panelled bath with shower over and tiled surround, low level WC, pedestal wash hand basin, heated towel rail, recessed spotlights, extractor.

## GARDEN

To the rear of the house, with access from the sitting room, there is a low maintenance decked garden with timber fence boundaries. There is a small area of lawn to the front approach.

## PARKING

Allocated parking within the development.

## SERVICES

Mains gas, water, electricity, drainage.

## IMPORTANT NOTICE

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# LOCATION

St Merryn is a lively village with a range of amenities on your doorstep. There is a local convenience shop ideal for daily essentials, plenty of restaurants, cafes and pubs including Rick Stein's Cornish Arms. A number of sandy beaches are within a short drive, including Constantine Bay and Treyarnon Bay. The harbour town of Padstow is just three miles distant for further shops and restaurants.

## Beaches

St Merryn is central to several beaches -

1.5 miles to Harlyn Bay

1.5 miles to Constantine Bay

2 miles to Trevone Bay

2 miles to Treyarnon Bay

2.5 miles to Porthcothan Bay

## Travel

8 miles to Newquay Airport

## Amenities

Level walk to the village centre offering -  
Convenience store, places to eat and drink

Primary School

Doctors Surgery

Vets



Constantine Bay

# CONTACT US

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