

CORNWALL ESTATES

PADSTOW



80 BOYD AVENUE, PADSTOW, PL28 8HD

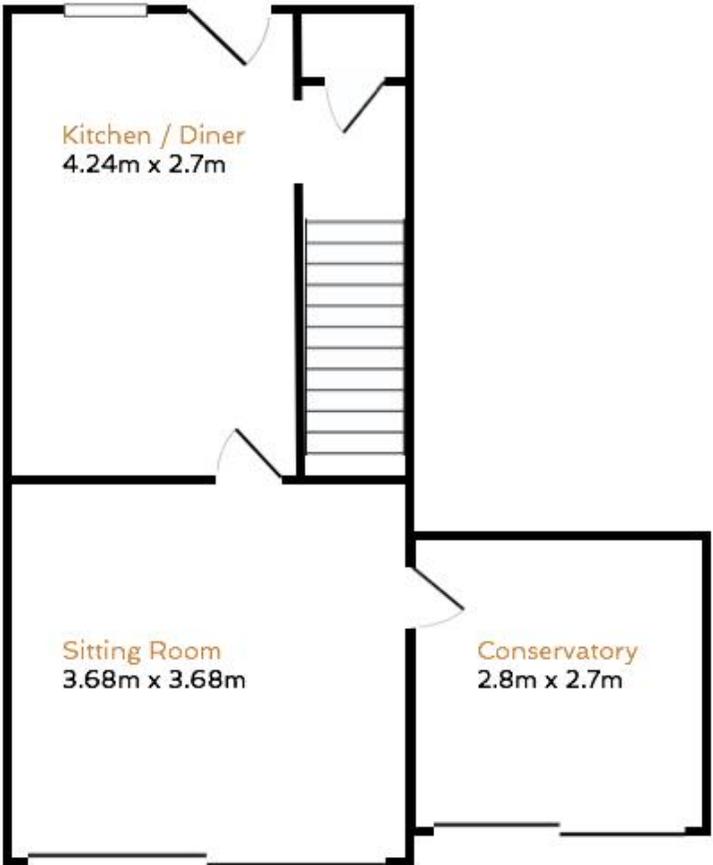
Two bedroom end of terrace property with extended living accommodation, enclosed garden and parking.

£185,000
FREEHOLD

- APPEALING END TERRACE PLOT
- LIGHT ACCOMMODATION
- KITCHEN / DINING ROOM
- LIVING ROOM
- CONSERVATORY
- TWO DOUBLE BEDROOMS
- ENCLOSED GARDEN
- PARKING



FLOORPLAN



Energy Efficiency Rating	
Very energy efficient - lower energy costs	Current Potential
(92 plus) A	
(81 - 91) B	
(69 - 80) C	71
(55 - 68) D	
(39 - 54) E	
(21 - 38) F	
(1 - 20) G	
Not energy efficient - higher energy costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Very environmentally friendly - lower CO ₂ emissions	Current Potential
(92 plus) A	
(81 - 91) B	
(69 - 80) C	73
(55 - 68) D	
(39 - 54) E	
(21 - 38) F	
(1 - 20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC

THE PROPERTY

A well presented end of terrace home with light interior and extended living accommodation.

The front entrance leads into the kitchen which is fitted with modern units and has space for a dining table. Through to the rear there is a lounge with doors out to the decking and entry to the conservatory which provides a valuable extra space. To the first floor there are two bedrooms and a bathroom, the rear bedroom has a lovely aspect over the fields at the rear.

There is an enclosed low maintenance garden to the rear and parking for one car at the front of the property.

Conveniently located for the supermarket, school and doctor's surgery, and only a ten minute walk to the harbour. Padstow is a highly desirable destination, surrounded by a stretch of coastline of outstanding natural beauty. With several notable restaurants to enjoy and everything you need on your doorstep, Padstow offers a lively community atmosphere.



ACCOMMODATION

ENTRANCE

Front entrance door to;

KITCHEN / DINING ROOM

Double glazed window to the front elevation, a range of base and wall units incorporating stainless steel sink unit, tiled splashbacks, built in oven and electric hob, built in fridge freezer, space for washing machine, built in cupboard housing boiler, second built in cupboard, radiator, spotlights.

LIVING ROOM

Double glazed sliding doors to the rear elevation, radiator, ceiling light, double glazed door to:

CONSERVATORY

Double glazed to all sides with sliding door to the rear elevation, radiator.

Stairs to first floor

LANDING

Double glazed window to the side elevation, access to loft, doors to:

BEDROOM 1

Double glazed window to the rear elevation with a lovely view over the fields, radiator, ceiling light, wardrobe.

BATHROOM

Panelled bath with shower over, low level WC, pedestal wash hand basin, part tiled walls, spotlights, extractor fan, heated towel rail.

BEDROOM 2

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



PARKING

Parking for one car at the front of the property.

OUTSIDE

Steps lead down to the front of the property with an area of tiered flowerbeds and shrubs. To the rear of the house there is a low maintenance garden with a section of decking ideal for outdoor seating and a pebbled area leading around to the side where there is an access gate and storage shed. With fence boundaries

SERVICES

Mains gas, water, electricity, drainage.

NOTE

The property is governed by a section 106 agreement which requires purchasers to have certain local connections. For further details of the agreement please get in touch with Cornwall Estates.

IMPORTANT NOTICE

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LOCATION

Padstow is a highly desirable destination, surrounded by a stretch of coastline of outstanding natural beauty. With several notable restaurants to enjoy and everything you need on your doorstep, Padstow offers a lively community atmosphere.

Beaches

A pleasant walk to the beaches on the Estuary

2 miles to Trevone beach

Within 10 minutes of Harlyn, Treyarnon and Constantine Bay

Travel

Bus links available within a 5 minute walk

9 miles to Newquay Airport

19 miles to Bodmin Parkway

Amenities

10 minute walk to the town centre

5 minute walk to a supermarket

5 minute walk to Padstow Primary School

8 miles to Wadebridge Secondary School

5 minute walk to Padstow Doctors Surgery

14 miles to Bodmin Hospital



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