

CORNWALL ESTATES

PADSTOW



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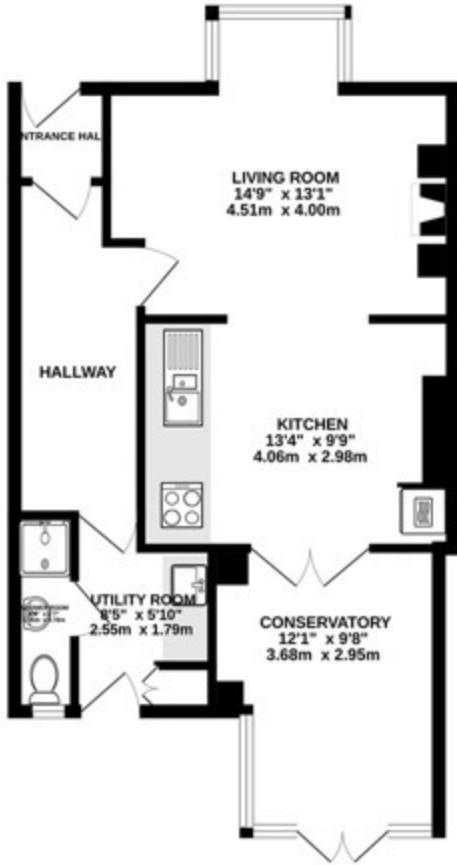
14 NETHERTON ROAD,
PADSTOW, PL28 8EG

£499,950

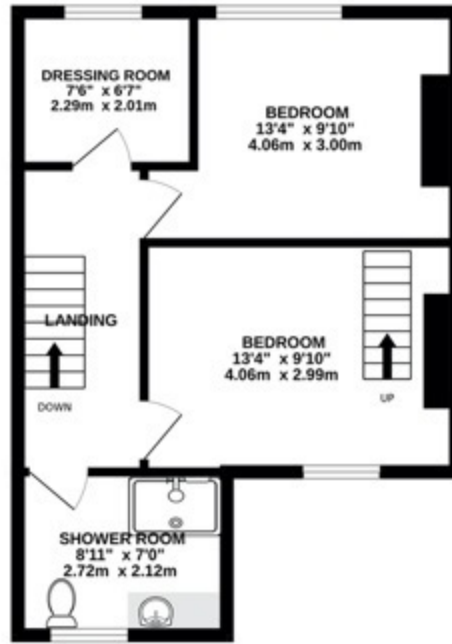
- BEAUTIFUL TOWN HOUSE
- SHORT WALK TO HARBOUR
- ENCLOSED GARDEN
- THREE BEDROOMS
- LOFT ROOM WITH ESTUARY VIEWS
- TWO BATHROOMS
- LIGHT & BRIGHT INTERIOR
- PERIOD FEATURES



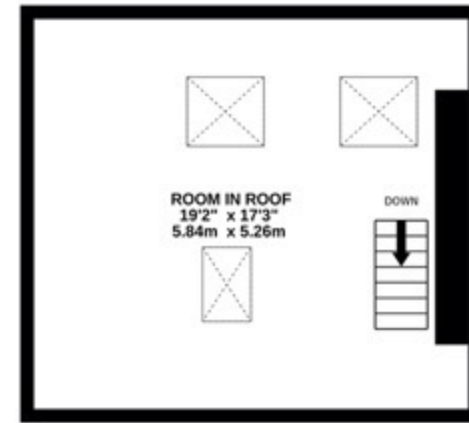
GROUND FLOOR
540 sq.ft. (50.1 sq.m.) approx.



1ST FLOOR
418 sq.ft. (38.9 sq.m.) approx.



2ND FLOOR
315 sq.ft. (29.3 sq.m.) approx.



TOTAL FLOOR AREA : 1273 sq.ft. (118.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

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14 Netherton Road is a beautifully presented townhouse within a short walk of the town centre and harbour. With bright and characterful accommodation comprising an open style living area, the sitting room has a lovely bay window and cosy log burner, plus original wooden flooring which extends through to the kitchen and dining room and again through to the sun room overlooking the garden at the rear. The ground floor also includes a useful utility room and shower room.

Up to the first floor, there are three bedrooms and a stylish shower room. From the master bedroom at the rear, there is a paddle staircase up to a loft room which has velux windows enjoying beautiful views of the estuary over the rooftops.

Outside there is a small courtyard area to the front of the house enjoying the morning sun, and to the rear an enclosed garden with two low maintenance tiers.

The property would make an ideal holiday or permanent home in this popular location just a 5 minute walk into town.

ACCOMMODATION

ENTRANCE

Part glazed entrance door to;

PORCH

Original tiled flooring, coat hooks and shelving, ceiling light, door to;

HALL

Wooden flooring, radiator, ceiling light, doors to utility and sitting room, stairs to first floor.

UTILITY

Base and wall units incorporating stainless steel sink unit, plumbing for automatic washing machine, cupboard housing gas boiler, tiled flooring, recessed spotlights, radiator, double glazed door to the rear elevation, door to;

SHOWER ROOM

Shower cubicle with electric shower, fitted wash hand basin, low level WC, double glazed window to the rear elevation, radiator, tiled flooring, recessed spotlights, wood panelling to walls.

SITTING ROOM

4.51m x 3.01m maximum plus bay. Double glazed bay window to the front elevation, wood flooring, log burner with slate hearth, radiator, open to;



KITCHEN / DINING ROOM

3.69m x 3.00m. A range of base and wall units with wooden worktop incorporating 1 ½ bowl ceramic sink unit, wooden flooring, built in oven and grill, 4 ring gas hob with extractor over, space for a slim dishwasher, space for fridge/freezer, radiator, recessed spotlights, double glazed patio doors opening to;

SUN ROOM

3.67m x 2.95m. Double glazed roof plus patio doors to rear and window to the side elevation, wooden flooring, 2 recessed spotlights in alcove.

Stairs to first floor;

LANDING

Velux window, ceiling light, wooden flooring, doors to bedrooms and bathroom.

BATHROOM

2.72m x 2.10m. Double width shower enclosure, wooden flooring, heated towel rail, fitted wash hand basin set in unit, low level WC, double glazed window to the rear, ceiling light.

BEDROOM ONE

4.03m x 3.03m. Double glazed window to the rear elevation, ceiling light, radiator, shelving units, wooden flooring, paddle stairs up to;

LOFT ROOM

5.46m x 5.27m (floor area). 3 velux windows, views across the estuary, 2 strip lights, radiator.

BEDROOM TWO

3.13m x 3.01m plus alcoves. Double glazed window to the front, wooden flooring, ceiling light, radiator.

BEDROOM THREE

2.27m x 2.08m. Double glazed window to the front, ceiling light radiator, wooden flooring, shelving and rails, recessed spotlights.

OUTSIDE

GARDEN

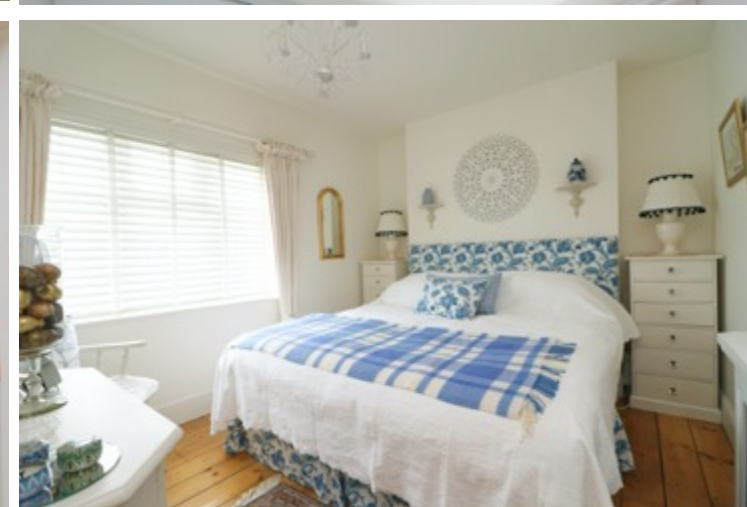
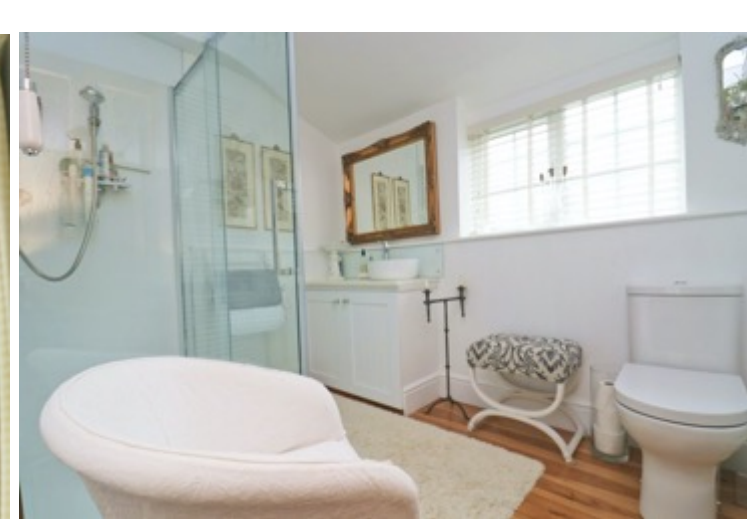
There is a small courtyard area to the front of the property and at the rear, an enclosed garden with two pebbled tiers, gate to rear lane and garden shed.

SERVICES

Mains gas, water, electricity, drainage.







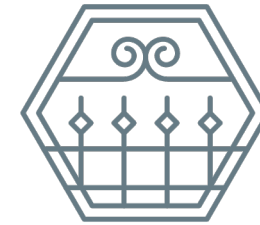




Padstow is a highly desirable destination in the West Country. It is a striking harbour town, a working fishing port, and is surrounded by a stretch of coastline of outstanding natural beauty.

Famous for its selection of gourmet restaurants, including those of Rick Stein and Paul Ainsworth, Padstow offers an amazing culinary scene and several brilliant pubs and bars.

Situated ideally by the South West Coast path for beautiful scenic walks, and of course, there are several stunning beaches within a short drive providing a huge choice of water sports.



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