

CORNWALL ESTATES

PADSTOW



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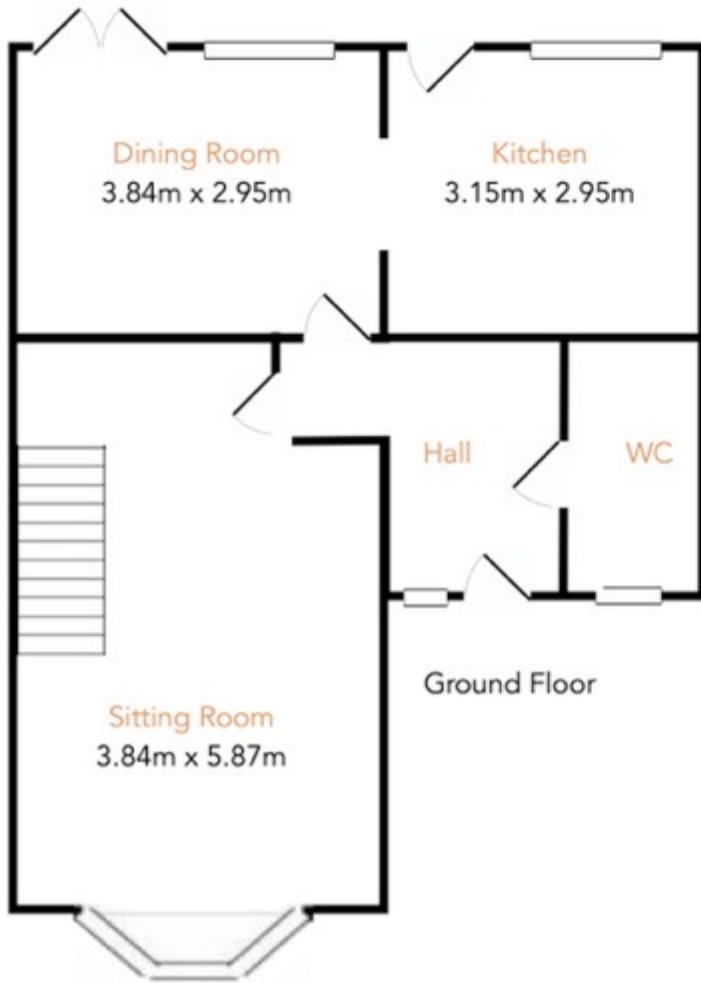
PADSTOW

48 RALEIGH CLOSE,
PADSTOW, PL28 8BQ

£395,000

- END OF TERRACE
- THREE BEDROOMS
- WELL PRESENTED
- PARKING FOR 2 CARS
- SUCCESSFUL HOLIDAY LET
- SOLD FULLY FURNISHED
- TWO RECEPTION ROOMS





Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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This end of terrace property offers three bedrooms and two reception rooms, in good decorative order throughout and ready for immediate occupation. Currently used as a holiday rental, 'The Pad' is situated in a pleasant cul-de-sac at the top of the town within walking distance of all amenities. The property is sold with all furniture, fixtures and fittings making this an ideal investment purchase which is ready for holiday letting.

Features of the property include Karndean flooring in the hallway and kitchen, gas central heating (a new boiler was added approx. 2years ago) and double glazing throughout. There is a private enclosed garden at the rear which has been designed with low maintenance in mind. To the front there is a driveway with parking for two vehicles.

ENTRANCE

Part glazed door to the hall, double glazed window beside.

HALL

Radiator, recessed spotlight, fuse board, door to;

CLOAKROOM

Fitted wash hand basin with unit under, part tiled walls, double glazed window to the front, wood panelling, boiler, access to loft, recessed spotlight, door to;

KITCHEN & DINING ROOM

DINING ROOM

Double glazed window to the rear, double glazed sliding doors to the rear, feature wall, recessed spotlights.

KITCHEN

Part glazed door to the rear, double glazed window to the rear, radiator six recessed spotlights. A range of base & wall units incorporating a 1.5 bowl sink unit, built in oven, five ring gas hob, tiled splashback. Built in microwave, space for fridge freezer.



SITTING ROOM

Feature wall with electric fire, deep bay window to the front, ceiling light, two radiators, stairs to first floor;

Stairs to first floor;

LANDING

Access to loft space, doors to;

BATHROOM

Shower enclosure, tiled walls, heated towel rail, wall light, fitted wash hand basin set in unit, double glazed window to the side.

BEDROOM ONE

Two double glazed windows to the rear, walk in cupboard housing the hot water cylinder, radiator, over stairs cupboard.

BEDROOM TWO

Double glazed window to the front, radiator.

BEDROOM THREE

Double glazed window to the front, radiator.

OUTSIDE

Parking for two vehicles at the front of the property.

GARDEN

Easy to maintain courtyard garden at the rear with timber fence boundary.

SERVICES

Mains gas, electricity, water, drainage.











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