

# CORNWALL ESTATES

PADSTOW





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KELHEFYD,  
PARKENHEAD LANE,  
TREVONE BAY, PL28  
8QH

£550,000

- DETACHED BUNGALOW
- LARGE PLOT
- WRAP-AROUND GARDENS
- GARAGE & PARKING
- WALK TO THE BEACH
- PLANNING PERMISSION FOR TWO NEW DWELLINGS
- SEA VIEWS







## ACCOMMODATION

### ENTRANCE

Double glazed door to:

### HALL

Doors to sitting room, kitchen, bedrooms and bathroom. Radiator, 2 wall lights, cupboard housing gas boiler, access to loft space.

### SITTING & DINING ROOM

An L shaped room with double glazed windows to front, side and rear elevations, fireplace with electric fire, ceiling light, 2 wall lights, 3 radiators, door to kitchen.

### KITCHEN

Double glazed window to the rear, double glazed door to the rear garden, radiator, spotlights, a range of base and wall units incorporating stainless steel sink unit, electric double oven, electric hob with extractor fan over, plumbing and space for automatic washing machine and dishwasher, space for undercounter fridges.

### BATHROOM

2 double glazed windows to the rear elevation, large shower enclosure, low level WC, pedestal wash hand basin, heated towel rail, ceiling light, tiled walls.

### BEDROOM 1

Double glazed window to the rear elevation, radiator, wall light, door to:

### EN-SUITE

Double glazed window to the rear, shower enclosure, low level WC, pedestal wash hand basin, radiator, part tiled walls, ceiling light and wall light.

### BEDROOM 2

Double glazed window to the front and side elevations, 2 wall lights, radiator.

### BEDROOM 3

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

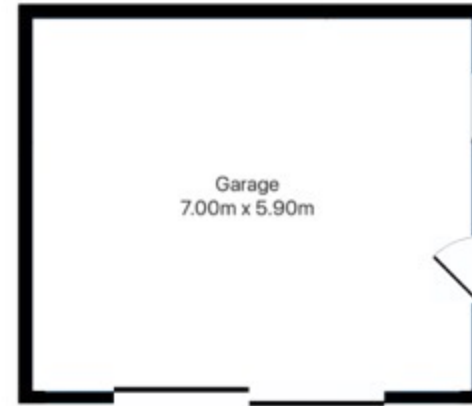
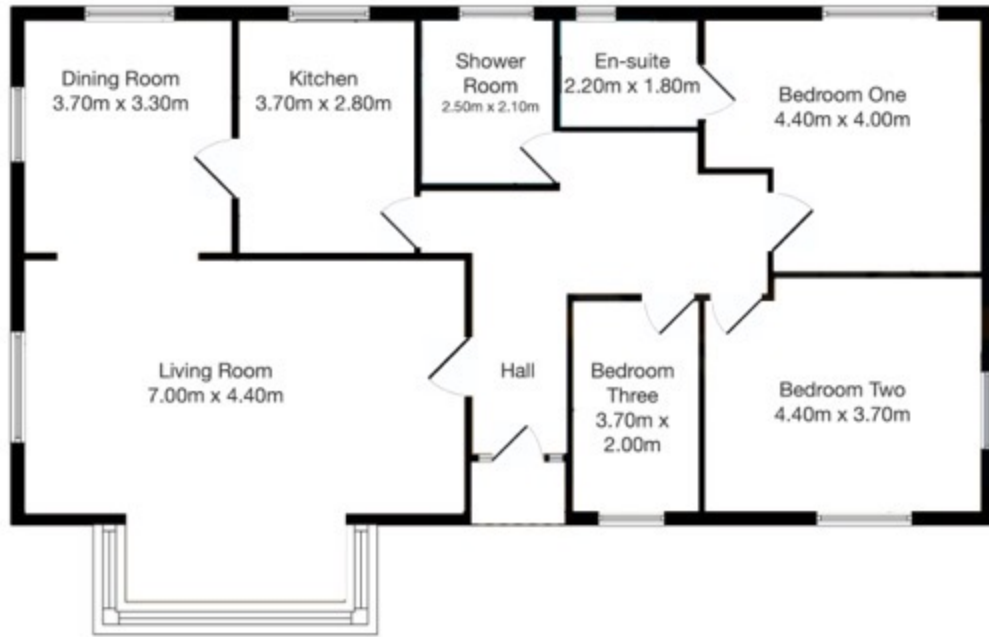
### GARAGE & PARKING

Detached double garage with up & over door. Driveway parking for 3 cars.

### GARDEN

Lawned gardens surround the property. Sea views from the front garden. Hardstanding at the rear with parking space for multiple vehicles.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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**TENURE**

Freehold

**COUNCIL TAX**

Band E

**NOTE**

Private road with service charge circa £180pa

**PROPERTY CONSTRUCTION**

Woolaway construction classed not suitable for mortgage purposes

**ELECTRICITY SUPPLY**

Mains supply  
No electric vehicle charging facilities, closest facilities in Padstow approx. 2 miles

**WATER SUPPLY**

Mains metered water

**SEWERAGE**

Mains sewerage

**HEATING**

Gas central heating

**MOBILE PHONE COVERAGE**

Full coverage EE, Three, O2 and Vodaphone.

**RESTRICTIONS**

Property within AONB

**PLANNING PERMISSION**

PA22/04804. Planning permission for the demolition of the bungalow and construction of two replacement dwellings, one of which must be occupied as a principle home.

**ACCESSIBILITY/ADAPTATIONS**

Lateral living (living all on entrance level)



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## PLANNING PERMISSION - PA22/O4804

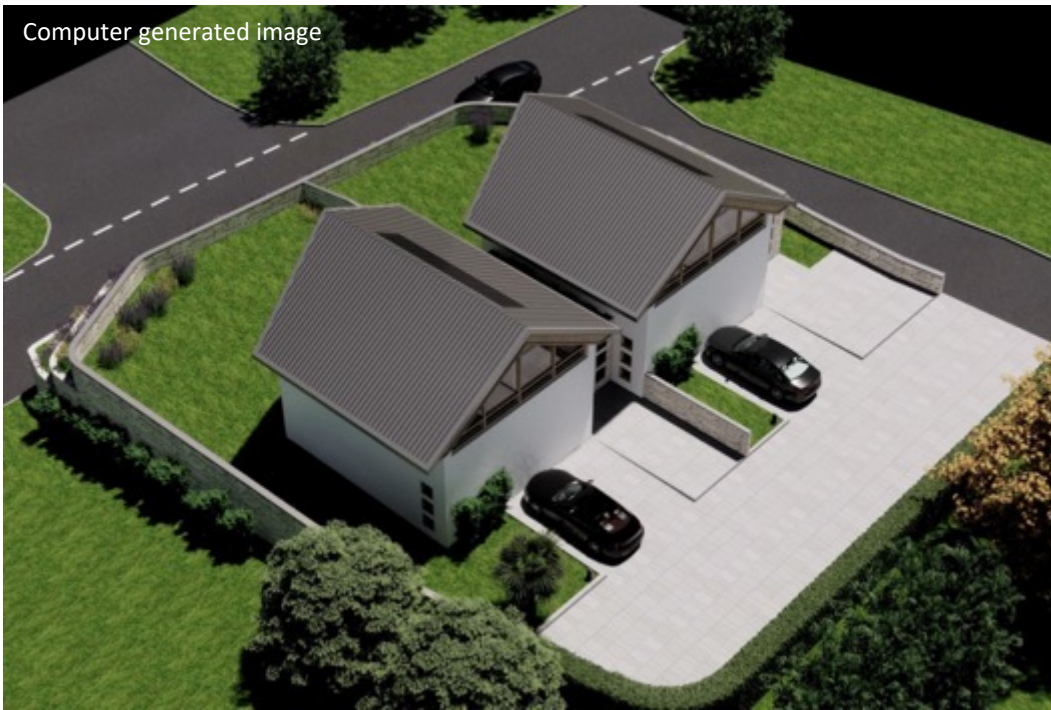
Planning permission has been obtained for the demolition of the bungalow and construction of two replacement dwellings. Designed to take advantage of the views over open fields towards the sea, the plans are for reversed accommodation with the living areas on the first floor and bedrooms on the ground floor. More information can be found on the Cornwall Online Planning register, reference PA22/O4804.

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