

CORNWALL ESTATES

PADSTOW



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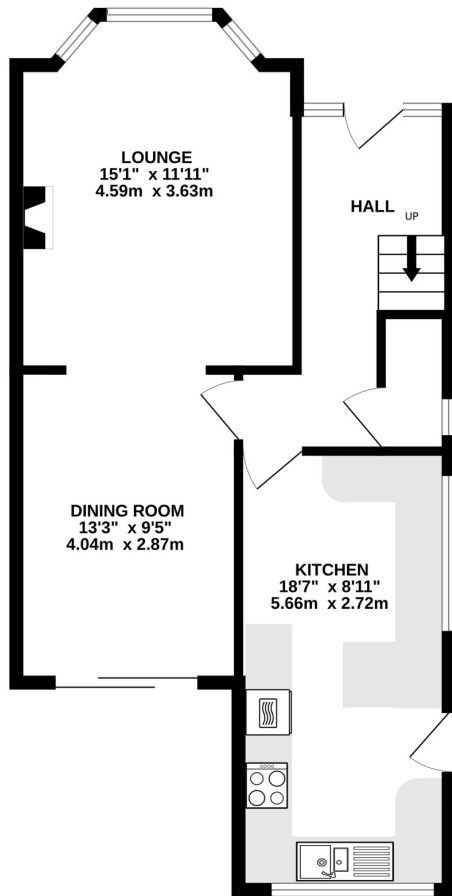
8 TREVERBYN ROAD,  
PADSTOW PL28 8DW

£795,000

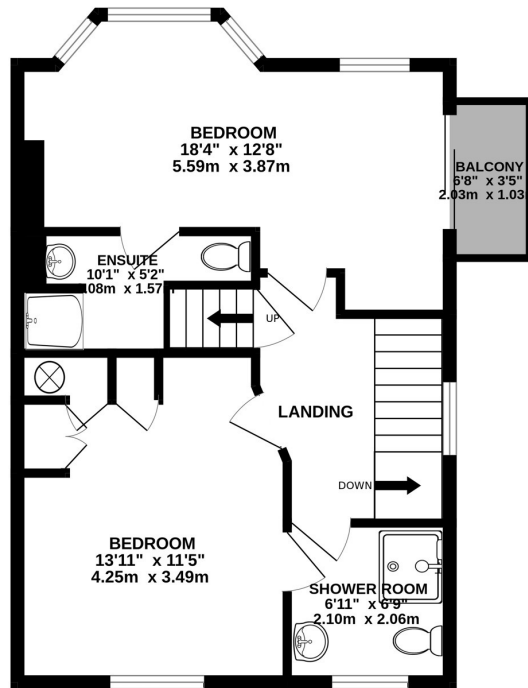
- STUNNING WATER VIEWS
- SOUGHT AFTER LOCATION
- GARAGE & PARKING
- GARDENS & OUTBUILDING
- LOTS OF POTENTIAL
- SEMI-DETACHED
- SHORT WALK TO TOWN



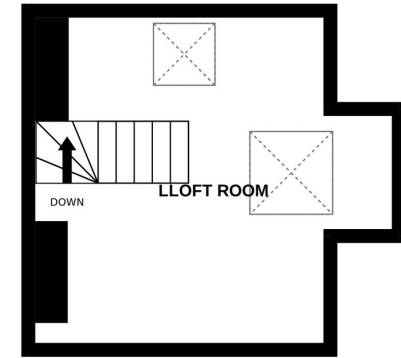
GROUND FLOOR  
557 sq.ft. (51.7 sq.m.) approx.



1ST FLOOR  
487 sq.ft. (45.2 sq.m.) approx.



2ND FLOOR  
188 sq.ft. (17.4 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

TOTAL FLOOR AREA : 1232 sq.ft. (114.4 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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This semi-detached property is situated in an elevated position, overlooking the Camel Estuary with far reaching water views to Rock and Porthilly. Most aspects of the house enjoy these superb views which stretch to the mouth of the estuary. Set in a most sought after location, the property is suited for either residential or holiday use, the town centre and harbour is within a short walk.

Outside the property features an outbuilding and detached garage, plus ample parking on the driveway at the front. To the rear are private gardens.

Internally the property will benefit from a cosmetic refurbishment. The rooms are all a good size and there is a staircase in situ leading to the second-floor room which would make a stunning third bedroom. (subject to the requisite building regulation approval).

#### **ENTRANCE**

Front door to;

#### **HALL**

Stairs to first floor, radiator, ceiling light, understairs cupboard housing central heating boiler.

#### **SITTING ROOM**

4.60m (max) x 3.63m Double glazed bay window to the front with views to the estuary, ceiling light, radiator, two wall lights, stone fireplace with wood mantel extending to shelving (boarded up). Open plan to;

#### **DINING ROOM**

4.01m x 2.85m. Sliding doors to the rear garden, radiator, ceiling light.

#### **KITCHEN**

5.81m x 2.70m A range of base & wall units incorporating a stainless steel 1.5 bowl sink unit with mixer tap, radiator, ceiling light, strip light, window to the side with estuary views, window to the rear, part glazed door to the rear, plumbing for automatic washing machine, plumbing for automatic dishwasher, part tiled walls.

Stairs to first floor;

#### **LANDING**

Double glazed window to the side with views over the estuary, doors to;

#### **BEDROOM ONE**

5.35m x 2.80m Double glazed bay window to the front, further double-glazed window to the front, sliding door to the balcony at the side, all with estuary views. Two radiators, ceiling light. Note that this bedroom is the result of two smaller bedrooms being made into one. Reinstatement to two separate rooms will be relatively straightforward.

#### **BEDROOM TWO**

4.03m x 3.49m Door to the bathroom, double glazed window to the rear, radiator, built in corner wardrobes.



**BATHROOM**

Shower enclosure, part tiled walls, low level WC, heated towel rail, pedestal wash hand basin, part tiled walls, window to the rear.

**DETACHED OUTBUILDING**

4.45m x 2.20m plus 2.20m x 2.25m Comprising a bathroom and living/bedroom. In a state of disrepair.

**GARAGE**

Detached garage.

**GARDENS**

The rear garden is separated into two sections with an established hedge divider; lawned area with path between gives access to a hardstanding area with timber shed and gate to the lane at the rear.

**COUNCIL TAX RATES**

D

**TENURE**

Freehold

**PROPERTY CONSTRUCTION**

Red brick construction, cavity wall, pitched roof (no insulation) fully double glazed.

**ELECTRICITY SUPPLY**

Mains electricity.

**WATER SUPPLY**

Mains water.

**SEWERAGE**

Mains sewerage.

**HEATING**

Gas boiler and radiators.

**MOBILE PHONE COVERAGE**

Full coverage voice and data

**PARKING**

Parking on the driveway for two vehicles.

**RIGHTS & EASEMENTS**

The owner of the garage which borders the rear garden has a right to access the back of the garden to the rear of their garage for maintenance purposes.







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P A D S T O W

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