

CORNWALL ESTATES

PADSTOW



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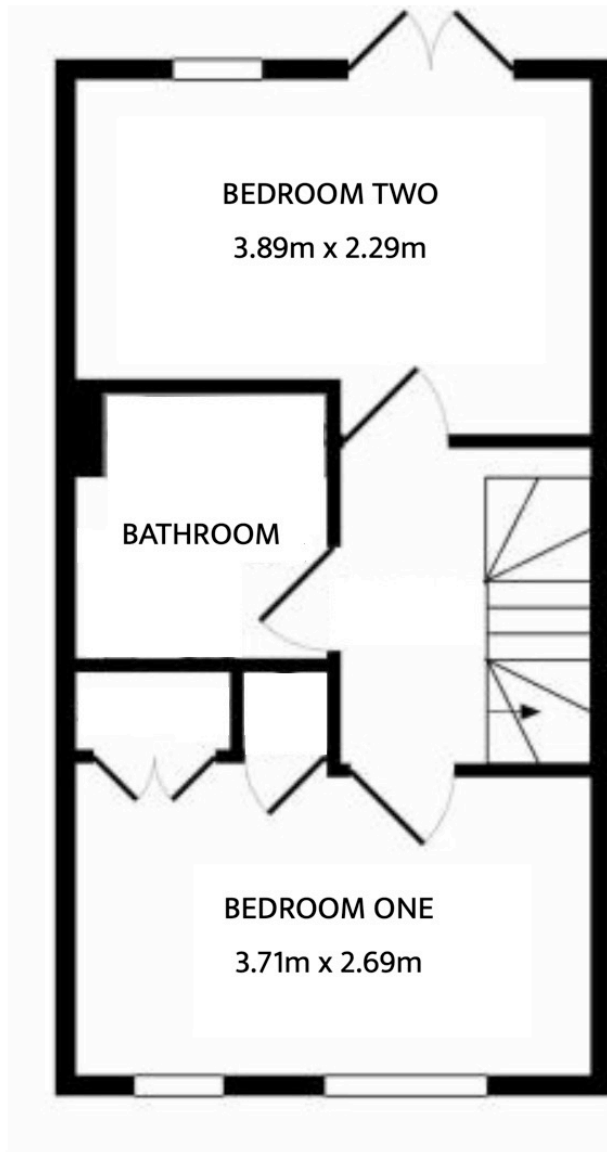
PADSTOW

24 OLD SCHOOL COURT,
PADSTOW PL28 8ED

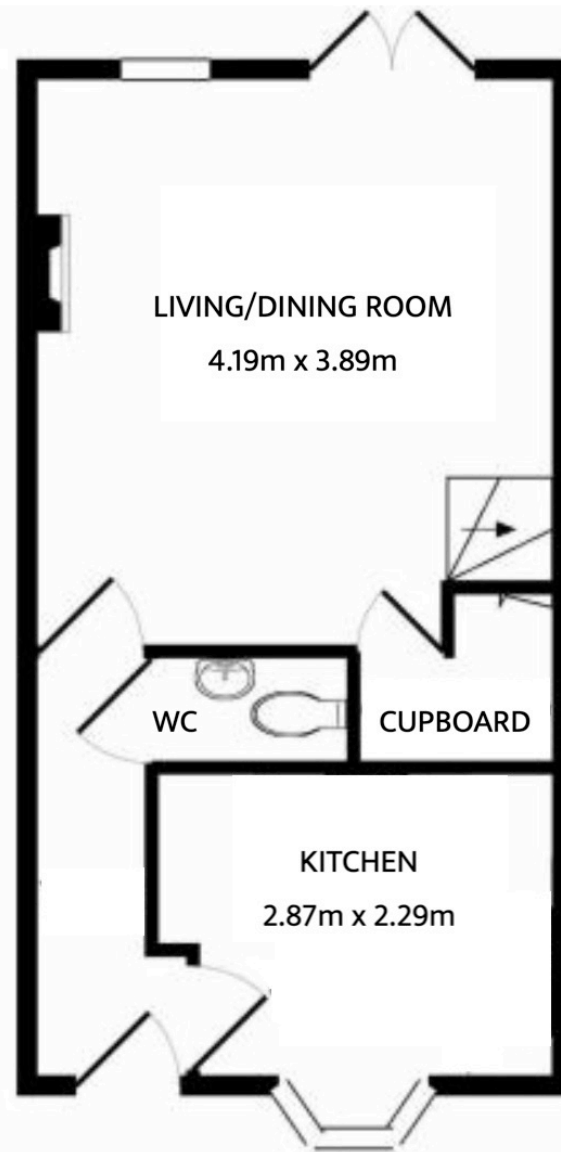
£375,000

- MID TERRACED PROPERTY
- TWO BEDROOMS
- SUPER LOCATION
- COURTYARD GARDEN
- ALLOCATED PARKING
- WELL PRESENTED
- SHORT WALK TO TOWN
- ESTUARY GLIMPSES





FIRST FLOOR Approx 28.3 sq.m (304 sq.ft)



GROUND FLOOR Approx 28.8 sq.m (310 sq.ft)

TOTAL FLOOR AREA APPROX 614 sq.ft (57 sq.m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

IMPORTANT NOTICE

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24 Old School Court is a bright and modern townhouse located in a popular development just a short walk from the town centre and harbour. Superbly maintained, this attractive property would be suitable as a family home or ideal as a holiday let, due to its close proximity to the town and all its amenities. Featuring new double glazing throughout, as well as a recently upgraded kitchen and bathroom, this is a lovely example of a ready-to-go style home or investment.

Entering into the property through the ever-useful porch, the fresh and bright kitchen sits to your right. Featuring a full range of appliances as well as a newly installed combi boiler, the recent upgrades to the kitchen create a pleasant and welcoming space. A hallway leads you past a convenient W.C and into the living room, filled with natural light from the French doors which open out to the rear courtyard garden. Upstairs houses two double bedrooms, one of which is currently being used as a second living room and features a Juliette balcony, a second with estuary glimpses, and a recently refurbished family bathroom with new bathroom suite.

ENTRANCE

Part glazed door to;

LOBBY

Tiled flooring, ceiling light, shelving, wood panelling, exposed stone wall, part glazed door to;

HALL

Radiator, ceiling light, doors to;

KITCHEN

2.87m x 2.29m A range of base & wall units, washing machine, fridge/freezer, built in oven with four ring gas hob and extractor over, 1.5 bowl sink unit, part tiled walls, radiator, double glazed window to front elevation.

CLOAKROOM

Low level WC, fitted wash hand basin, vent, ceiling light.

SITTING ROOM

4.19m x 3.89m Double glazed window to rear elevation, double glazed French doors to rear garden, radiator, television point, large understairs cupboard, feature fireplace with wood mantel, stairs to first floor;

LANDING

Doors to;

BEDROOM 2

3.89m x 2.29m Built in wardrobe, radiator, 2 double glazed windows to the front elevation.

BATHROOM

Panelled bath with shower over, radiator, pedestal wash hand basin, low level WC, ceiling light, wall light and shaver point.

BEDROOM 1

3.71m x 2.69m Double glazed French doors to Juliette balcony, double glazed window to rear elevation, radiator, ceiling light.



OUTSIDE

Small courtyard garden at the rear.

PARKING

Allocated parking for one car, plus visitor spaces.

SERVICE CHARGE

£500 per annum

COUNCIL TAX/DOMESTIC RATES

Band

TENURE

Freehold

Service charge for communal grounds £500pa

PROPERTY CONSTRUCTION

Standard cavity wall construction

ELECTRICITY SUPPLY

Mains supply

No vehicle charging available, services nearby in Padstow approx. 0.5 miles.

WATER SUPPLY

Mains metred water

SEWERAGE

Mains sewerage

Private sewerage (septic tank/sewerage treatment plant/cesspit/pool)

Information on costs or registration requirements.

HEATING

Gas central heating

BROADBAND

FFTP (fibre to the premises)

MOBILE PHONE COVERAGE

Full coverage with EE, Three, O2, Vodafone

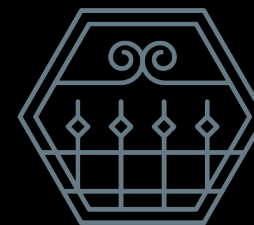
PARKING

One allocated parking space plus visitor bays available

RESTRICTIONS

Property to remain uniform within the development, i.e. window/door colour.





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P A D S T O W

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