

CORNWALL ESTATES

PADSTOW



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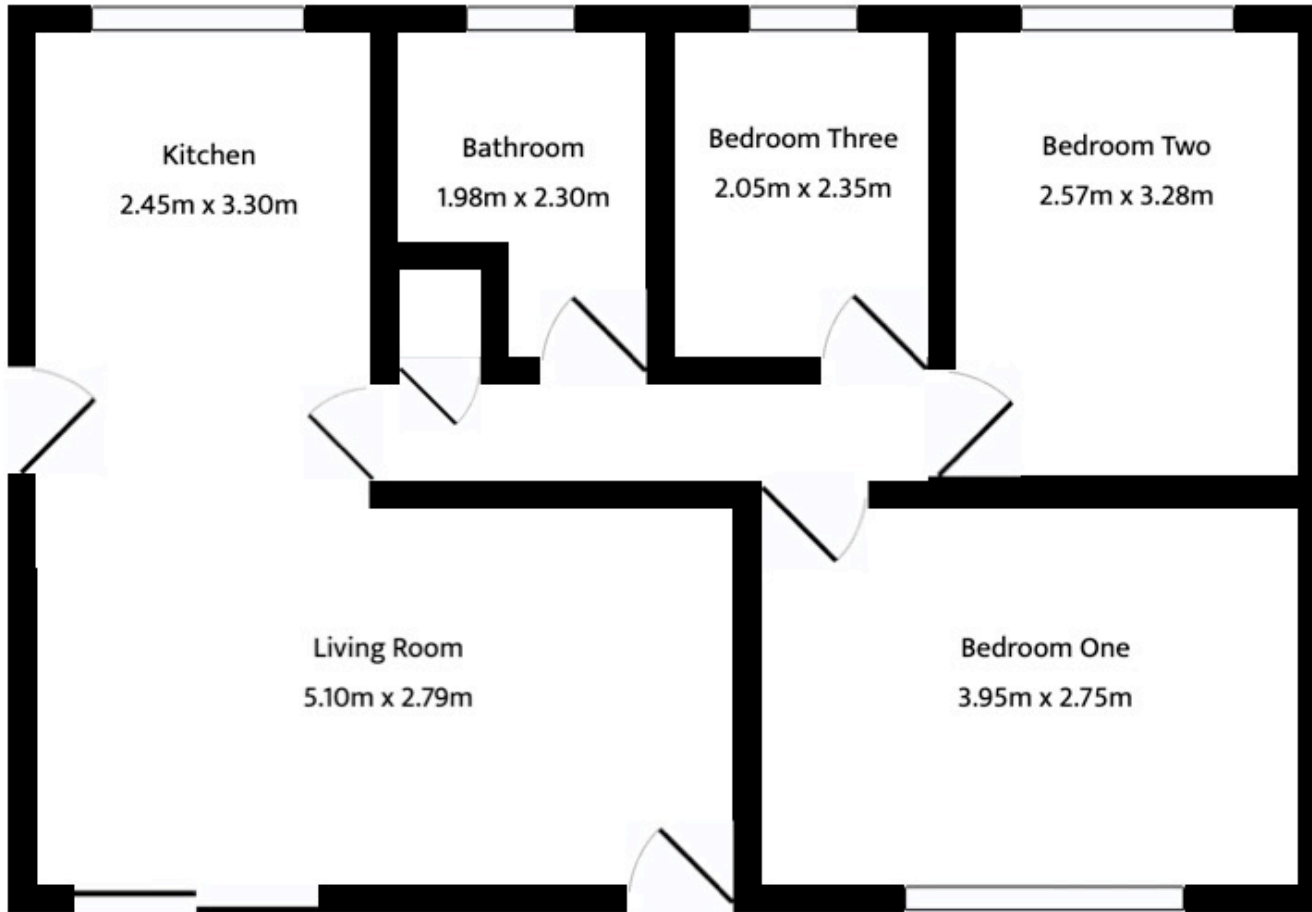
Merryways,

11 Primrose Drive, St
Merryn Park, PL28 8TE

£245,000

- SEMI-DETACHED BUNGALOW
- FULLY RESIDENTIAL
- PARKING FOR TWO CARS
- ENCLOSED GARDENS
- THREE BEDROOMS
- GOOD CONDITION





Approximate total floor area 57 square metres

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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11 Primrose Drive is set on a good-sized plot with private enclosed gardens at the rear and off-road parking for two vehicles at the front.

The bungalow offers three-bedroom accommodation with modern shower room and fitted kitchen. The bungalow has an open plan style which flows from the kitchen to dining room and sitting area and is in good order throughout.

The bungalow has full residential status meaning it can be purchased for permanent use or equally suitable for holiday letting.

ACCOMMODATION

ENTRANCE

Glazed front entrance door to;

KITCHEN

A range of base & wall units incorporating a stainless-steel sink unit, built in oven and electric hob, tiled splashbacks, space for fridge, plumbing for automatic washing machine, double glazed window overlooking the rear garden. Ceiling spotlights.

SITTING ROOM

Recessed spotlights, radiator glazed door to the front, sliding doors to the front, television point.

BEDROOM ONE

A range of built in wardrobes, double glazed window to the rear, ceiling light, radiator.

BEDROOM TWO

Double glazed window to the rear, ceiling light, radiator.



BEDROOM THREE

Double glazed window to the rear, ceiling light, radiator.

SHOWER ROOM

Double glazed window to the rear, shower enclosure, low level WC, pedestal wash hand basin, part tiled walls, ceiling light, heated towel rail.

OUTSIDE

The rear garden is laid to lawn with timber fence and timber shed. Oil tank in concrete surround. To the front is a decked area with balustrade, small lawn area and Cornish Palm. Parking for two vehicles.

PARKING

Hardstanding with room for two cars.

SERVICES

Mains water, electricity, drainage. Oil fired boiler.

COUNCIL TAX BAND

A

PROPERTY CONSTRUCTION

Standard construction, cavity wall, pitched roof with insulation. Fully double glazed.

SEWERAGE

Mains sewerage

HEATING

Oil fired boiler for radiators and hot water heating.

MOBILE PHONE COVERAGE

Full voice and data coverage.

SERVICE CHARGE

Approximately £300 per annum.







CORNWALL
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