

38 Sarah's View

PADSTOW



Jackie Stanley
ESTATE AGENTS



- **Well Presented Mid Terrace Cottage Style House**
- **Quiet Residential Cul-De-Sac with Wide Ranging Countryside Views**
- **Two Genuine Double Bedrooms & Fully Tiled Shower Room**
- **Large Open Plan Living Space with an abundance of Natural Light**
- **Fully Integrated Kitchen with Stone Work Surfaces**
- **Enclosed Front Courtyard Garden & Super Convenient Driveway Parking Space**
- **Short walk of the Picturesque Harbour, Cafes & Restaurants**
- **Available Fully Furnished**



38 Sarah's View is a two double bedroom mid terrace cottage style house, situated within the popular Sarah's View development - a quiet residential area with no passing traffic just a short walk from the vibrant harbour and extensive range of cafes, public houses and restaurants of picturesque Padstow.

Conveniently accessible from the front or rear, the accommodation has a semi open plan living, kitchen and dining area separated by an archway. The kitchen has a comprehensive range of white high gloss cabinets and drawers to the floor and wall, topped with a contrasting work surface and tiled floor and splashbacks. There is an integrated electric oven, ceramic hob, extractor, dishwasher and fridge/freezer together with a small breakfast bar. The living/dining area has ample space for sofas, occasional furniture and a dining room table and chairs with a small entrance porch to the front.

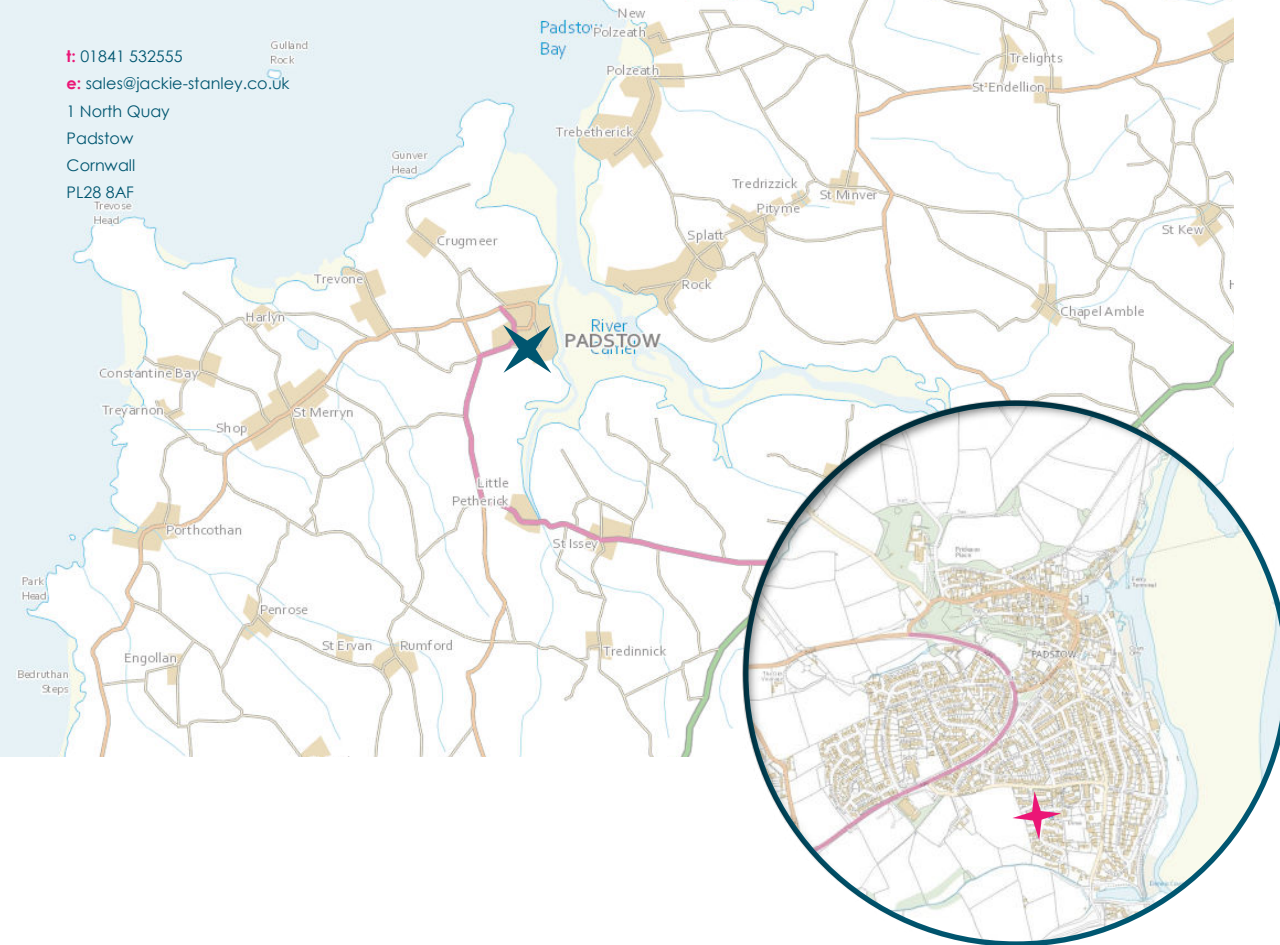
Up on the first floor are two genuine double bedrooms, currently arranged as a double and a twin and a fully tiled shower room with curved glass shower enclosure and thermostatic rainwater shower, heated towel rail and white sanitary ware.

Outside, the rear courtyard garden is elevated and fully enclosed with glass and stainless steel balustrades. Facing due south, the courtyard is a real suntrap and offers wide ranging countryside views for miles around. Crucially, number 38 has its own driveway parking space with steps up to the courtyard. The subsequent retaining wall is facing in attractive rustic local stone. Services to the property include mains gas, water, electricity and drainage. EPC rating C. Council tax band B. Ofcom suggest ultrafast broadband availability. Ofcom suggest 4G connectivity. The property is subject to an annual fee of approximately £100 per annum for the upkeep of the communal areas.



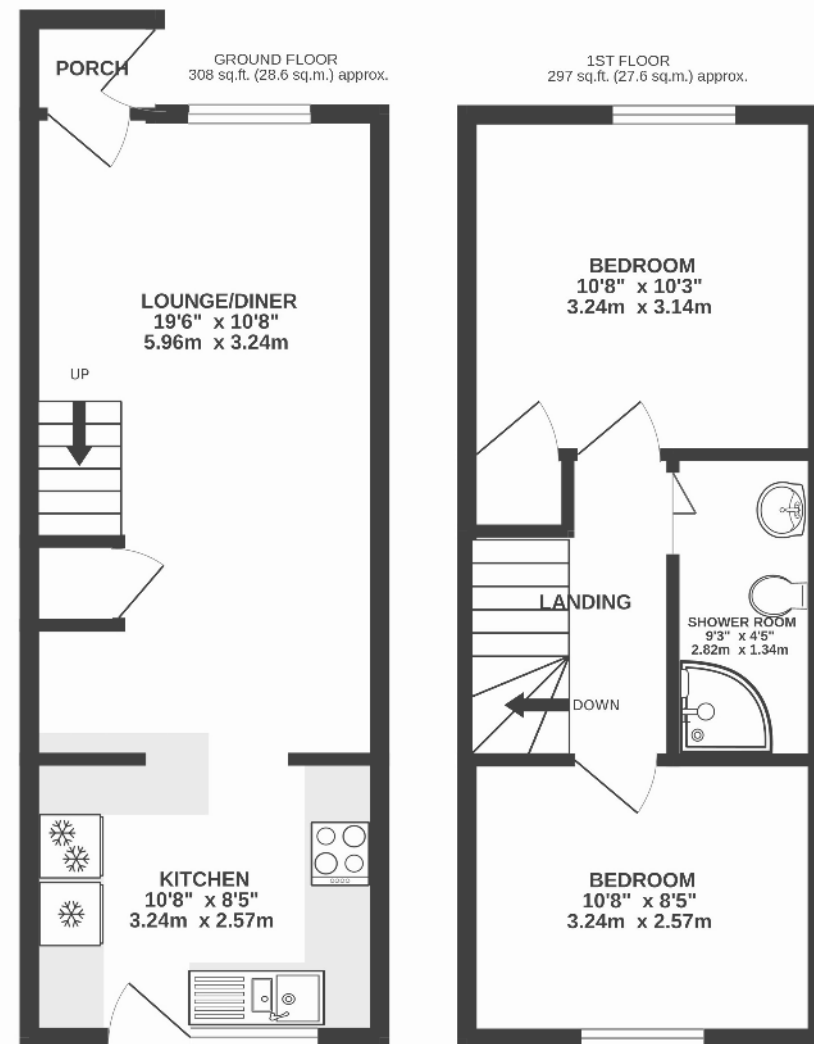
38 Sarah's View, Padstow, PL28 8DU
£325,000

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The historic and picturesque fishing town of Padstow is located on the North Coast of Cornwall and offers an extensive range of cafes, public houses and restaurants, none more so than Paul Ainsworth's Michelin starred No.6, cool seafood bar Prawn On The Lawn and of course Rick Steins esteemed Seafood restaurant. An area of outstanding natural beauty, there are an abundance of sandy beaches within 2 to 4 miles as well as the championship golf course at Trevose. The town also has a supermarket and excellent Primary School. For more extensive shopping facilities, the thriving market town of Wadebridge is just 7 miles distant and offers a fine selection of shops and amenities including a sports centre, cinema, a primary and secondary school and a selection of supermarkets. The nearest mainline station is Bodmin Parkway which is approximately 20 miles distant with the nearest airport at Newquay approximately 14 miles away.

To find 38 Sarah's View, drive towards Padstow on the A389. As you approach Padstow, turn right onto Sarah's Lane just after Tescos. Drive down Sarahs Lane and then take the first turning on the right into Sarahs View. Take the second turning on the left into Sarah's Court and number 38 can be found on the left hand side. The postcode for satellite navigation is PL28 8DU. What3words: unionists.toenail.glides



TOTAL FLOOR AREA : 605 sq.ft. (56.3 sq.m.) approx.