

# 3 Dennis Cove

PADSTOW



## Jackie Stanley

ESTATE AGENTS







- ***Coach House Style Three Storey Residence***
- ***Private & Peaceful Location Close to the Camel Trail***
- ***Quiet Cul de Sac of Only Four Properties***
- ***Estuary & Countryside Views***
- ***Three Bedrooms & Two Bathrooms***
- ***Large Garage & Private Parking Space***
- ***Letting History with Bookings to be Honoured***



This mid terrace town house is one of only four properties in the exclusive development of Dennis Cove, a country cul de sac away from the hustle and bustle of Padstow, yet easy walking distance of the vibrant harbour and Camel Trail. The property has been individually designed, offering three story accommodation with fabulous views of the estuary and surrounding countryside from the first and second floors.



Designed to make the most of the views, the ground floor entrance leads into the hallway with feature quarry tile flooring, electric heater and a door giving access to the utility room. This room houses the linen cupboard with hot water cylinder and electric immersion and the sink unit with cupboard and plumbing for automatic washing machine. A door leads off to a separate fully



tiled shower room with Mira automatic shower, low level WC and heated towel rail, ideal for when coming off the beach.

Stairs from the hallway lead up to the living accommodation with the first floor comprising open plan living room/dining room, lovely and bright with dual aspect and views from the living area of the estuary. From the dining area double glazed patio doors lead out to the sunny garden. There is an open fireplace with grate and slate hearth and two convector radiators. On this floor is also a door leading to the modern, well equipped kitchen with blending muted colours including range of base and wall units incorporating hob, oven, extractor, dishwasher, fridge/freezer and double glazed window overlooking the garden.

The bedrooms are all on the second floor and comprise the master double bedroom with lovely views of the estuary and across Padstow with built in cupboards and heater. There is another double bedroom and a large single bedroom both with built in wardrobes, heaters and views of the garden. On this floor is a fully tiled shower room with Mira automatic shower, fitted wash hand basin, low level WC and heated towel rail.

The garden leads off the dining room, a sunny sheltered area with two good sized terraces and boundary fencing for privacy. There is the additional advantage of a 22ft garage so plenty of storage space and a private parking space in the communal parking area to the front of the four properties. Services to the property include mains water, electricity and septic tank drainage. Heating is by electric convector radiators and there is double glazing throughout. EPC rating F. Ofcom suggest superfast broadband availability. Ofcom suggest 4G mobile connectivity.

### 3 Dennis Cove, Padstow

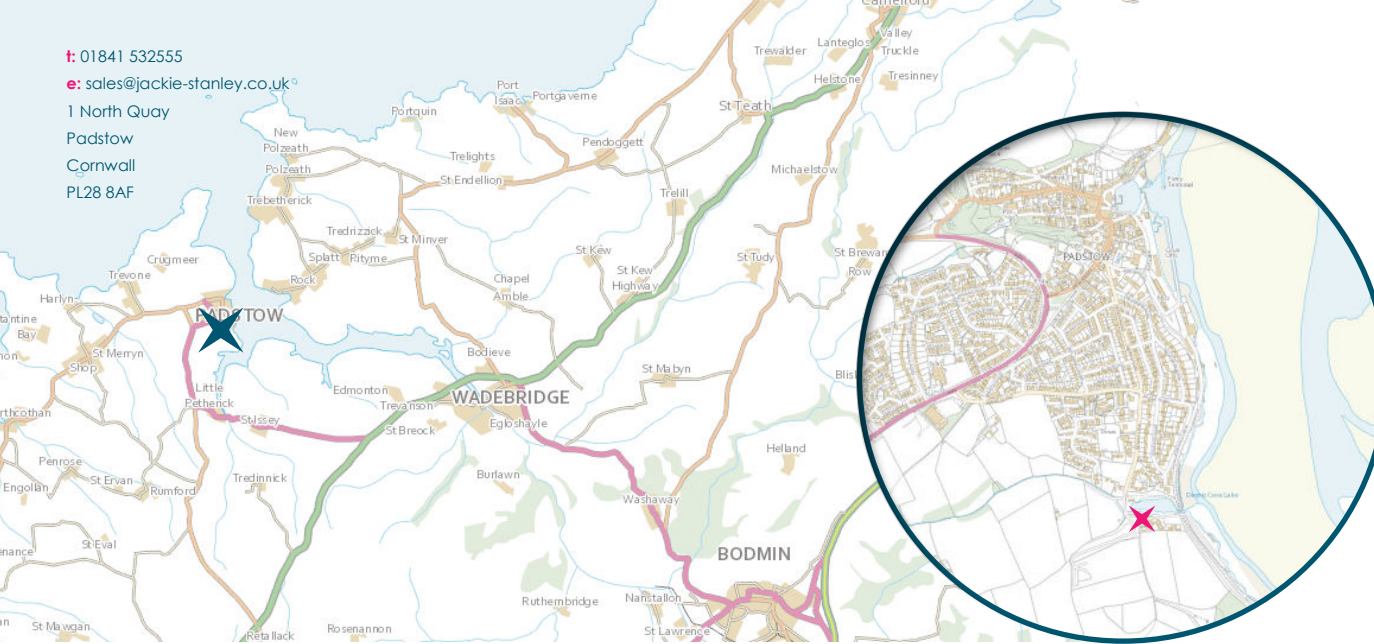
**PL28 8DP**

£595,000 guide





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"Away from the hustle & bustle of Padstow, yet easy walking distance of the harbour and Camel Trail"

The property has been successfully let for a number of years and any holiday bookings in situ will have to be honoured. The property can be purchased as seen except for the vendor's personal items.

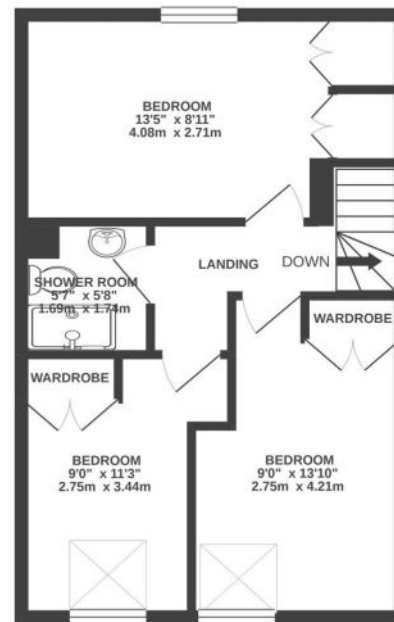
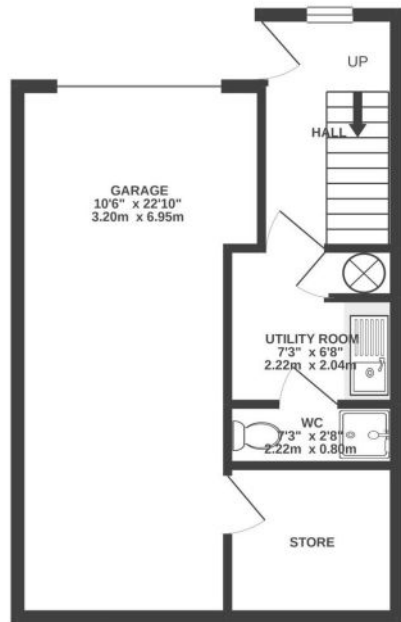
The historic and picturesque fishing town of Padstow is located on the North Coast of Cornwall and offers an extensive range of cafes, public houses and restaurants, none more so than Paul Ainsworth's Michelin starred No.6 and of course Rick Stein's esteemed Seafood restaurant. An Area of Outstanding Natural Beauty, there are several 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 3 Dennis Cove, drive towards Padstow on the A389. As you approach Padstow, turn right at signs for Sarahs Lane and follow the road down the hill towards the Estuary. At the bottom of the hill, on the bend, turn right onto Dennis Lane, follow the road passing the lake and Dennis Cove is the second turning on the left after the lake. The postcode for satellite navigation is PL28 8DP. What3words: taped.drizzly.snitch

GROUND FLOOR  
390 sq.ft. (36.2 sq.m.) approx.

1ST FLOOR  
416 sq.ft. (38.7 sq.m.) approx.

2ND FLOOR  
417 sq.ft. (38.8 sq.m.) approx.



TOTAL FLOOR AREA : 1224 sq.ft. (113.7 sq.m.) approx.