

45 Boyd Avenue

PADSTOW



Jackie Stanley
ESTATE AGENTS



- **Quiet Residential Setting**
- **Spacious Mid Terrace House**
- **Three Bedrooms & Modern Bathroom**
- **Refurbished & Improved Accommodation**
- **UPVC Windows & Fitted Shutters**
- **Driveway Parking for Two Vehicles**
- **Enclosed Rear Garden**
- **Situated within a short walk of the Harbour, Cafes & Restaurants of Picturesque Padstow**



Located within a quiet residential area of the highly sought after, historic and picturesque fishing village of Padstow, 45 Boyd Avenue is a three bedroom mid terrace house cited just a few minutes walk of the harbour, quaint shops, cafes and restaurants.

A notable and valuable commodity to the property is the private driveway parking for two vehicles.

45 Boyd Avenue benefits from UPVC double glazed windows and doors together with fitted shutters throughout. The accommodation consists of three bedrooms, two of which are genuine double size rooms together with a third bunk/single. The main bathroom, also located on the first floor, has a paneled bath, shower over and white sanitary ware.

The ground floor has a cloakroom off the entrance hall before reaching the kitchen. This has high gloss white fitted cabinets and drawers with a freestanding electric cooker, washing machine and fridge. There is a larder cupboard which is also home to the gas boiler.

The living/dining room is an inviting and comfortable space with ample room for sofas, dining table and chairs and occasional furniture. Both French doors and stable door lead out to the south facing garden. This is fully enclosed with fence boundaries, patio slabs, gravel and a gate for pedestrian rear access.

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 5G mobile coverage.

The historic and picturesque fishing town of Padstow is located on the magical North Coast of Cornwall, offering 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 stunning sandy beaches within a few miles as well as the revered championship golf course at Trevose. The town also has a supermarket and excellent Primary School.

45 Boyd Avenue, Padstow, PL28 8ER
£275,000 guide



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For more extensive shopping facilities, the thriving market town of Wadebridge is just seven 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 twenty miles distant with the nearest airport at Newquay approximately fourteen miles away with domestic and international flights.

To find 45 Boyd Avenue, head towards Padstow on the A389. As you arrive in Padstow, turn left into Grenville Road just before the primary School. Follow Grenville Road all the way down until it becomes Boyd Avenue. Number 45 can be found along on the right hand side. The postcode for satellite navigation is PL28 8ER. What3words: overtime.beakers.papers

TOTAL FLOOR AREA : 939 sq.ft. (87.3 sq.m.) approx.

