

7 Towan Court

ST MERRYN




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ESTATE AGENTS



- **End Terrace House on the Outskirts of Vibrant St Merryn Village**
- **Two Double Bedrooms & Modern Bathroom**
- **New Carpets and Freshly Decorated**
- **Small Garden & Patio**
- **Off Road Parking Space**
- **Just 2.5 Miles from Picturesque Padstow & One Mile from Constantine Bay**
- **Ideal First Home, Bolt Hole or Holiday Let**



This cosy end terrace house is located on the outskirts of the vibrant village of St Merryn, known for its welcoming village atmosphere, array of local amenities and proximity to several stunning sandy beaches.

7 Towan Court is situated just one mile from Constantine Bay and approximately 2.5 miles from picturesque foodie capital Padstow.

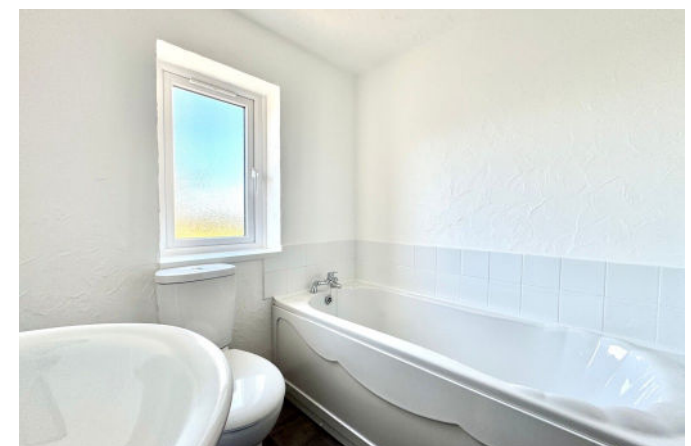
7 Towan Court is built of traditional cavity wall construction under an interlocking concrete tiled roof. The ground floor elevations are rendered while the first floor elevations are clad in horizontal fibre cement boards.

The accommodation is arranged with a sitting room to the front of the property, a single ceiling beam, stairs rising to the first floor and front door opening to the front courtyard. The kitchen is located to the rear of the building with a range of fitted cabinets and drawers, room for a dining table and door to the rear patio. The first floor is home to two double bedrooms and family bathroom complete with a bath and white suite.

To the side of the property is a further area of garden with a single parking space in the communal carpark to the rear.

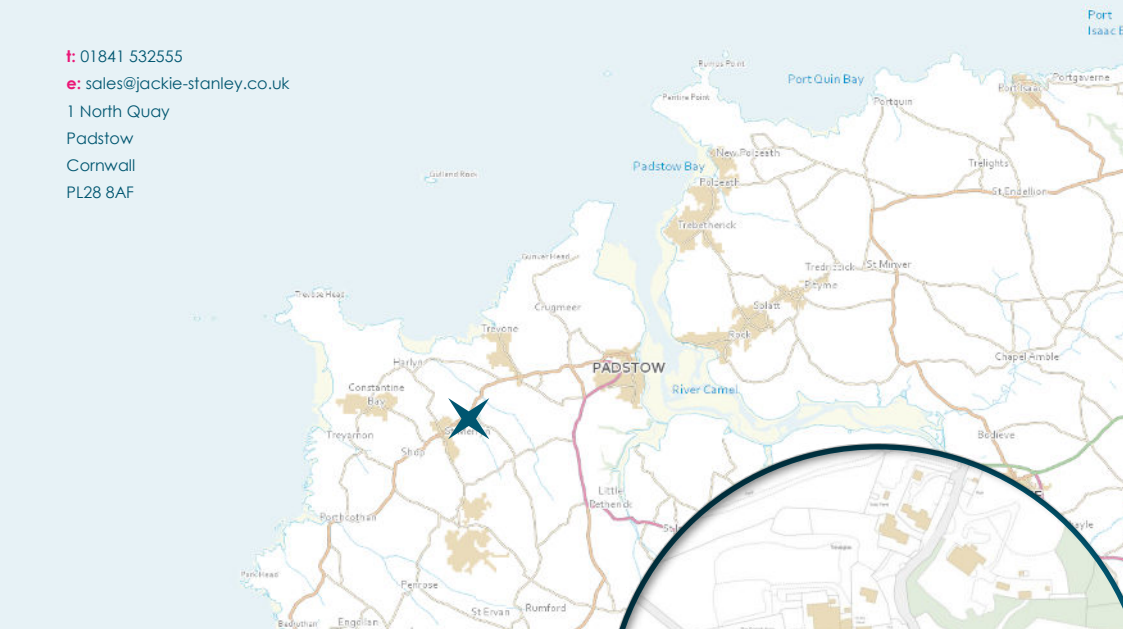
Services to the property include mains gas, water, electricity and drainage. EPC rating C. Council tax band B. Ofcom suggest superfast broadband availability. Ofcom suggest 4G mobile coverage.

The bustling and vibrant village of St Merryn is situated just inland on the revered North Cornish coast. A sought after location, the village offers an excellent range of amenities including a number of eateries, grocery store, a Malcolm Barnecutt bakery, a petrol station and garage and two Public Houses including Rick Stein's Cornish Arms serving great food and local ales. There is also a doctors surgery, Veterinary surgery and Primary School with an excellent reputation.



7 Towan Court, St Merryn, PL28 8NR
£300,000 guide

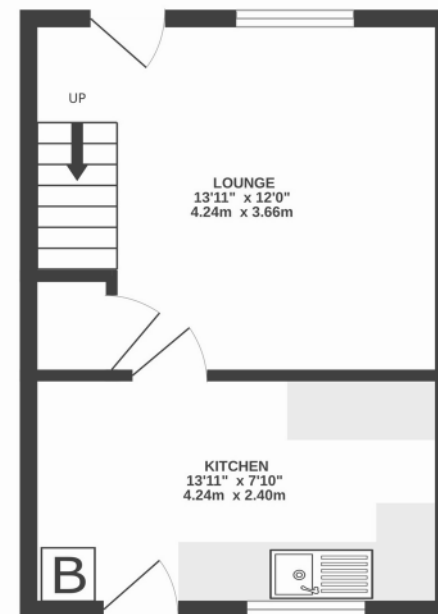
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The village is a great base from which to explore the Seven Bays and fabulous stretch of rugged coastline. The beaches of both Trevone and Harlyn are just 1.5 miles distant, Harlyn home to the acclaimed Pig Hotel and restaurant. Within a 2.5 mile radius are the beaches of Constantine, Treyarnon and Porthcothan as is the historic and picturesque fishing town of Padstow. Foodie haven Padstow 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. The nearest mainline station is Bodmin Parkway which is approximately twenty miles distant with the nearest airport at Newquay just nine miles away with domestic and international flights.

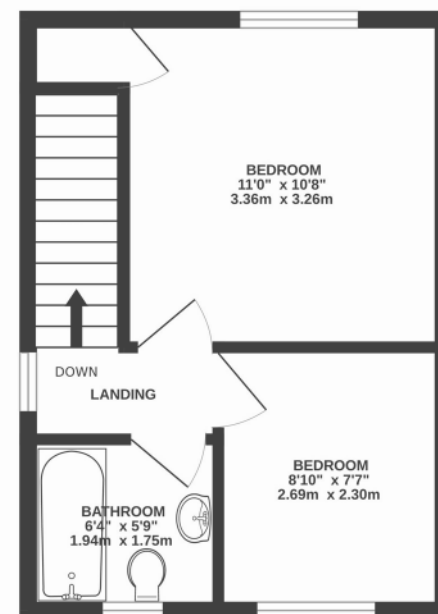
To find Bell Cottage, leave Padstow on the B3276 towards St Merryn. Pass through the village at the crossroads and continue until the sign for Constantine Bay. 7 Towan Court can be found just before this on the right hand side. The postcode for satellite navigation is PL28 8NR. What3words: brothers.ironic.detriment

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GROUND FLOOR
276 sq.ft. (25.7 sq.m.) approx.

1ST FLOOR
276 sq.ft. (25.7 sq.m.) approx.



TOTAL FLOOR AREA : 553 sq.ft. (51.3 sq.m.) approx.