20 Alan Road
PADSTOW
20
Jackie Stanley
ESTATE AGENTS

- ***Attractive & Characterful Terraced House with a Red Brick Façade***
- ***Quiet Residential Location***
- ***Three Double Bedrooms & Stylish Family Bathroom***
- ***Modern Integrated Kitchen***
- ***Conservatory/Day Room***
- ***Fully Enclosed & Established Garden with Raised Decking & Shed***
- ***Situated within a Short Walk of the Vibrant Harbour, Cafés & Restaurants of Picturesque Padstow***

Situated in a quiet residential area of picturesque Padstow within a short walking distance of the local school, doctors surgery, vibrant working harbour, cafes and restaurants, is 20 Alan Road.

This three bedroom terraced house has a handsome red brick façade under a tiled roof with UPVC windows and doors. The current vendors have sympathetically modernised the accommodation in recent years, retaining much of the original character.

The accommodation comprises a small entrance vestibule proceeded by the inner hallway with stairs rising to the first floor. The living room has beautiful stripped wood

floorboards and an open fireplace creating a focal point to the room. Moving through to the kitchen, this has been more recently upgraded for a range of modern cabinets and drawers and integrated appliances including an electric oven, gas hob, dishwasher, fridge, freezer and washing machine. There is space for a dining room table and chairs before moving into the conservatory at the rear. This overlooks the garden and offers a huge amount of natural light.

Up on the first floor are three double bedrooms, two of which have built in wardrobes and storage. The family bathroom is a great size and has a contemporary edge comprising a combination of tiled and panelled walls, a luxurious bath, walk in shower and crisp white sanitary ware.

The garden is fully enclosed, private, well stocked and highly established. With a combination of patio and raised decking, there is a Cornish Palm and array of plants, shrubs and bushes together with a large garden shed. Services to the property include mains gas, water, electricity and drainage. EPC rating D. Council tax band deleted. Ofcom suggest superfast broadband availability. Ofcom suggest 5G mobile connectivity.

20 Alan Road, Padstow, PL28 8DS

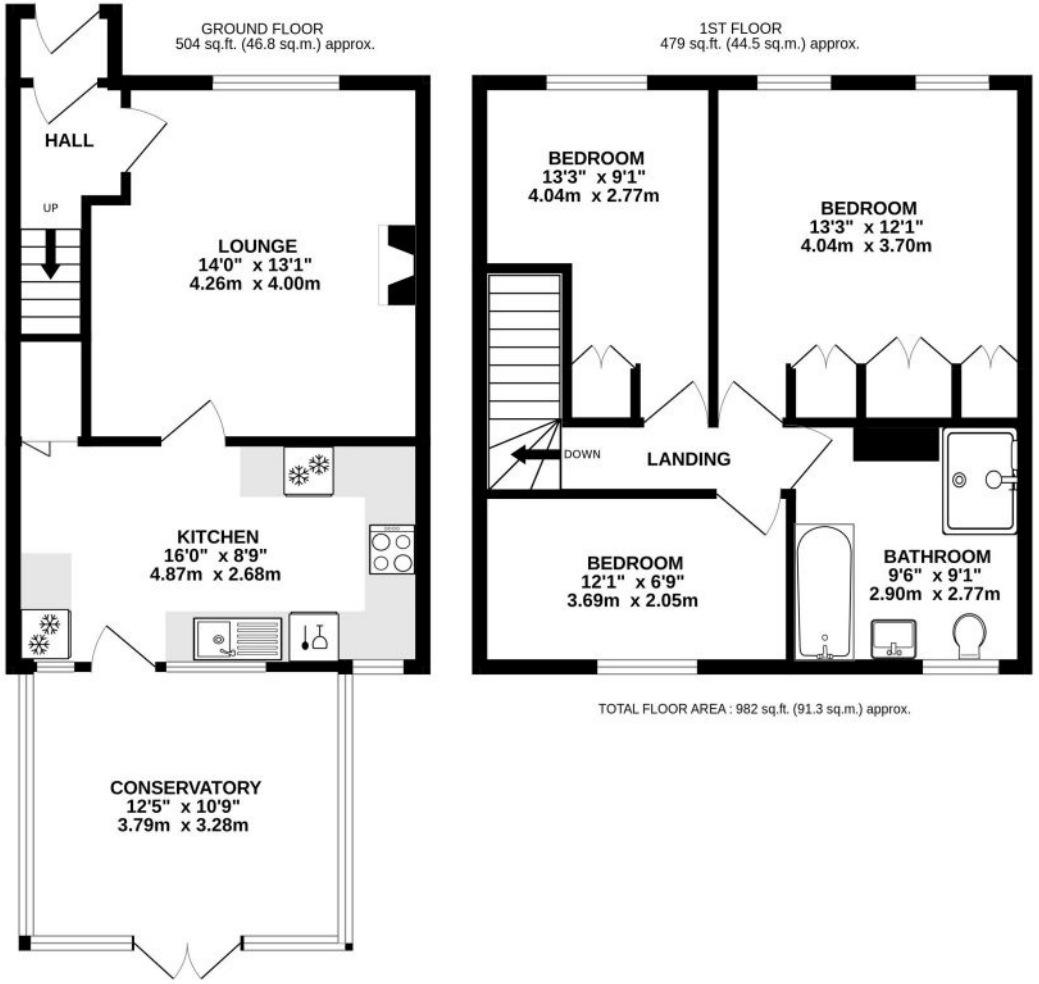
£365,000 guide

t: 01841 532555
e: sales@jackie-stanley.co.uk
1 North Quay
Padstow
Cornwall
PL28 8AF

The historic and picturesque fishing town of Padstow is located on the North Coast of Cornwall and offers an extensive range of cafés, 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 Stein's 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 distance 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 20 Alan Road, drive towards Padstow on the A389. As you approach Padstow, turn right at signs for the town centre and follow the road down the hill. Just after the road bears right, turn right into Dennis Road. Drive along Dennis Road and then take the second turning on the right into Alan Road. Number 20 can be found further up on the right hand side. The postcode for satellite navigation is PL28 8DS. What3words: brushing.love.reflector

"This three bedroom terraced house has a handsome red brick façade under a tiled roof with UPVC windows and doors"



rightmove OnTheMarket Zoopla propertymark @jackiestanleyea