

Primrose Drive, St. Merryn, Padstow

Asking Price: £220,000

STRATTON CREBER













Three-Bedroom Detached Bungalow – No Chain

Stratton Creber Estate Agents are pleased to offer this **three-bedroom detached bungalow**, available with **no onward chain** and **immediate vacant possession**—ideal for a straightforward move.

The property features a **bright lounge/dining room** with patio doors opening onto **new composite decking**, a fitted kitchen with built-in oven and hob, **three bedrooms** (including one with built-in wardrobes), and a **modern shower room**. Benefits include **uPVC double glazing** and **oil-fired central heating**.

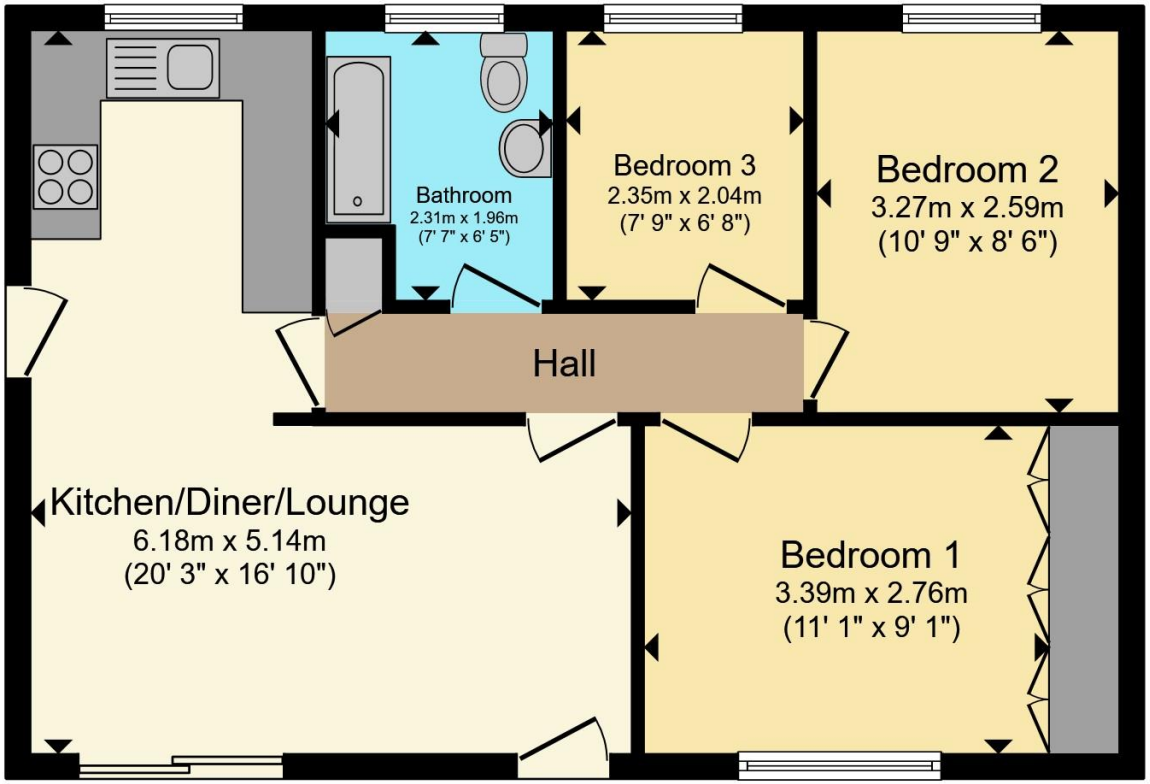
Outside, there is **parking for two vehicles**, a **private rear garden**, and a **raised front decking area** for seating.

Located in **St Merryn**, close to local amenities and the renowned **Seven Bays beaches**.

Freehold | Council Tax A | EPC D | Service Charge approx. £400 pa







Total floor area 57.5 m² (619 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

STRATTON CREBER







Council Tax Band: **A**

Tenure: **Freehold**

Service Charge: **£400 p/a approx**

Viewing by appointment

T: 01841 532230
E: padstow@strattoncreber.co.uk
8 The Strand, Padstow, Cornwall, PL28 8AJ

Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are NOT included unless specified in these details. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order.

Stratton Creber is a trading name of Countrywide Estate Agents, Registered in England Number 00789476. Registered Office Greenwood House, 1st Floor, 91-99 New London Road, Chelmsford, Essex, CM2 0PP. VAT number 500 2481 05

Code: PAW_PAW200125_R6PL_8