

Sarahs View, Padstow, Cornwall

Offers Over: £300,000

STRATTON CREBER













The ground floor welcomes you into a bright and spacious open-plan living, dining, and kitchen area, creating an inviting space ideal for both everyday living and entertaining. The contemporary kitchen is well-appointed and provides direct access to the rear garden, a private, low-maintenance outdoor space perfect for relaxing, dining al fresco, or enjoying the Cornish sunshine.

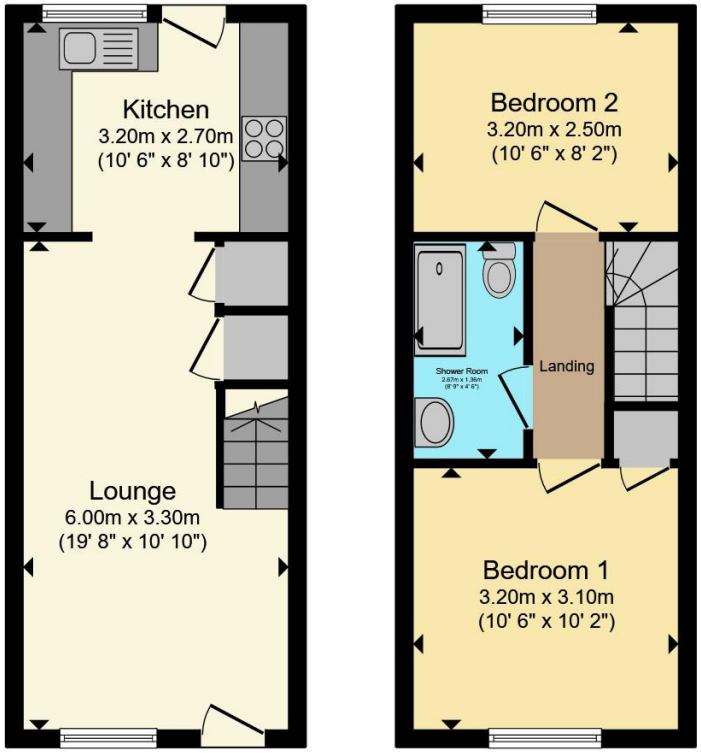
Upstairs, the property offers two well-proportioned bedrooms, both stylishly enhanced with modern panelling to create a fresh and contemporary feel. A shower room completes the first-floor accommodation.

Externally, the property benefits from both front and rear access, while the enclosed rear garden provides a practical and attractive outdoor space. Further enhancing its appeal is a garage en bloc with allocated parking, offering valuable storage and highly sought-after off-road parking within Padstow.

The property is connected to mains electricity, water, and drainage, and benefits from gas-fired central heating via a combi boiler. Fibre-to-the-premises broadband is also available. There is an annual management charge of approximately £150 for the maintenance of communal grounds and garages. Council Tax Band B. EPC Rating C.







Ground Floor **First Floor**

Total floor area 56.2 m² (605 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

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Agents Note: please note that an Anti-Money Laundering (AML) fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and AML checks. Once these checks have been completed, the fee cannot be re-funded, even if the property purchase does not go ahead.



Council Tax Band: **B**

Tenure: **Freehold**

Viewing by appointment

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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.

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