



5 Pendarves Island Walk



Padstow 7.2 Miles - Newquay Airport 4.8 Miles - Mawgan Porth 2.6 Miles

A well presented, three bedroom end of terrace house with allocated parking spaces and low maintenance gardens.

- Three Bedrooms
- Two Allocated Parking Spaces
- Low Maintenance Front And Rear Gardens
- Sought After Location
- Cloakroom
- Kitchen/Diner
- Bought From New 3.5 Years Ago
- Well-Presented
- Freehold
- Council Tax Band: C

Guide Price £285,000

SITUATION

The property is located in St Eval, a popular hamlet just under three miles from the seaside destination of Mawgan Porth. St Eval offers a post office, local shop, primary school and nursery, church and is home to Kernow chocolate factory and Rick Steins HQ. The popular fishing town of Padstow is situated just 7.2 miles away and is known for its extensive range of cafes, public houses and eateries, including Rick Steins esteemed seafood restaurant and Paul Ainsworth's Michelin Starred 'Number 6' restaurant. The estuary town of Wadebridge, on the banks of the River Camel, is just over 10 miles away with doctors, dentists, veterinary surgery, supermarkets and additional amenities associated with such a thriving and popular town. Newquay airport is 4.8 miles away with regular scheduled flights to both domestic and international destinations. Mainline rail services are available at Bodmin Parkway connecting to London Paddington via Plymouth. Access to the A30 can be gained at Bodmin connecting the cathedral towns of Truro and Exeter.

ACCOMMODATION

The front door leads into the entrance hall, giving access to the first floor and sitting room. The generous sitting room has a storage cupboard and a window to the front, flooding the room with light. From here you can access the kitchen/diner and cloakroom. The cloakroom has a low level WC, wash hand basin with a mixer tap and space for coats and shoes. The kitchen/diner boasts a range of base and wall units, space for appliances, sink with a mixer tap, electric oven with a gas hob and French doors leading to the garden, perfect for alfresco dining.

The first floor landing gives access to all three bedrooms, storage cupboard and family bathroom. Bedrooms one and two

are doubles whilst bedroom three is a single with a built in wardrobe. The family bathroom has a panel bath with a wall mounted shower, wash hand basin with a mixer tap, heated towel rail and low level WC.

OUTSIDE

The front garden is mostly laid to lawn with shrubs and bushes and has paths leading to the front door, rear garden and parking area. The rear garden was landscaped in 2023. It is tiered and mostly laid to lawn with a patio area at the bottom and decking at the top. Access to the two allocated parking spaces can be gained from the side gate.

SERVICES

Mains water, electricity and drainage. Gas central heating, the boiler was serviced October 2024. Broadband availability: Ultrafast. Mobile phone coverage: Voice and Data (Broadband and mobile information via Ofcom). Please note the agents have not inspected or tested these services.

AGENTS NOTE

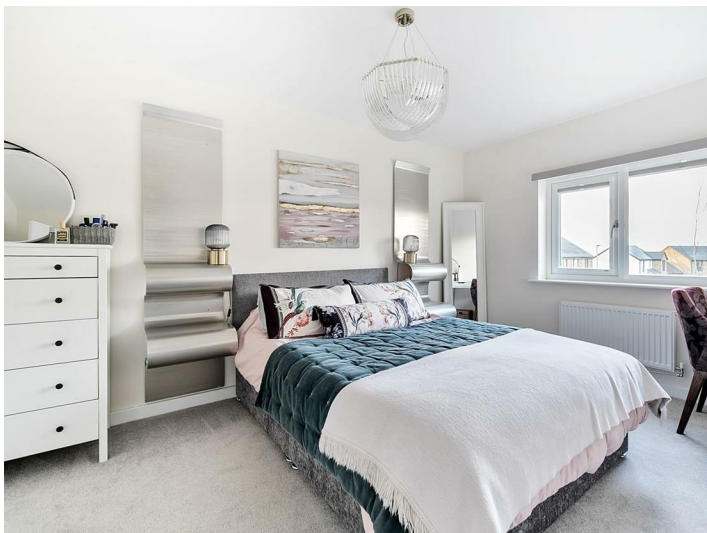
There is a maintenance charge of £200.00 per annum.

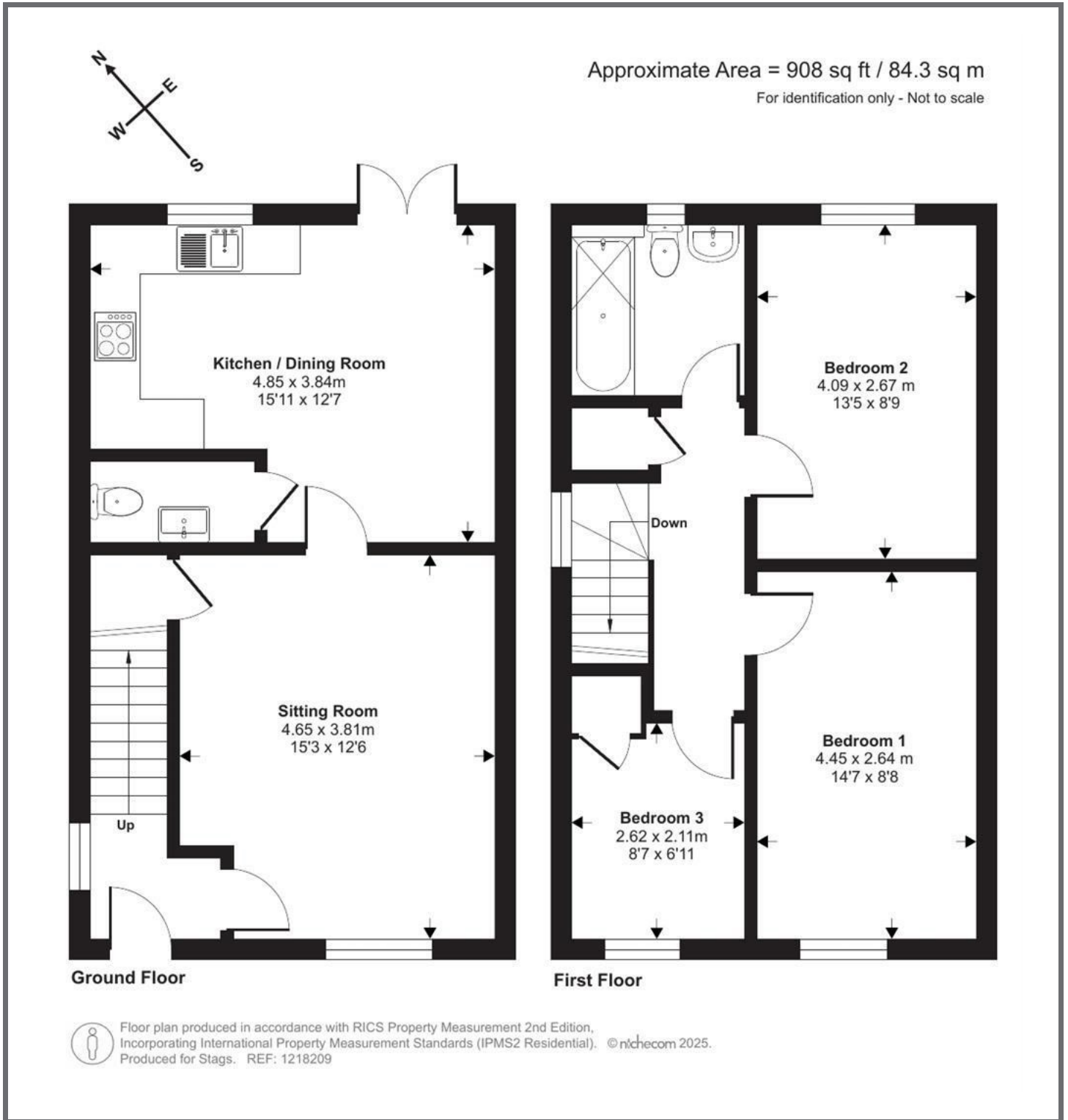
VIEWINGS

Strictly by appointment with the vendor's appointed agents, Stags Wadebridge 01208 222333.

DIRECTIONS

From Wadebridge follow the A39 for 6.4 miles to Winnard's Perch, at the roundabout take the 2nd exit onto the B3274 and follow for 2.1 miles. Take the left hand turn towards Music Water and follow the road for 1.2 miles. Turn left at the junction and continue for 1 mile. At the next junction turn right and follow the road into St Eval, 5 Pendarves Island Walk will be on your right just after the turning for Rubble Cove Avenue.





IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
(92-100) A	96	84	96
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			

Not energy efficient - higher scoring coats

England & Wales EU Directive 2002/91/EC

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