

# 28 Sarah's View

PADSTOW



**Jackie Stanley**  
ESTATE AGENTS



- **Well Presented Mid Terrace Cottage Style House**
- **Quiet Residential Cul-De-Sac with Far Reaching Countryside Views**
- **Two Genuine Double Bedrooms & Modern Shower Room**
- **Large Open Plan Living Space with Bi-Fold Doors & an abundance of Natural Light**
- **Fully Integrated Modern Kitchen**
- **Privately Enclosed Courtyard Garden & Super Allocated Parking Space**
- **Short walk of the Picturesque Harbour, Cafes & Restaurants of Sought After Padstow**
- **Available Fully Furnished**



Located just a short walk from the vibrant harbour and extensive range of cafes, public houses and restaurants of picturesque Padstow is 28 Sarah's View, a two double bedroom mid terrace cottage style house.

This immaculately presented property is situated within the popular Sarah's View development, a quiet residential area of Padstow with no passing traffic.

The accommodation has an open plan living space inclusive of the kitchen, dining and living area. The kitchen has a comprehensive range of cabinets and drawers to the floor and wall, topped with a contrasting work surface and tiled splashbacks. There is an integrated electric oven, gas hob, extractor, dishwasher, fridge/freezer and microwave. The living/dining area has ample space for sofas, occasional furniture and a dining room table and chairs with three panel bi-fold doors opening to the courtyard garden and bringing the outside in. The doors have electrotonic internal blinds. The courtyard is fully enclosed with a small lawn, patio, garden shed, outside lighting, walled boundaries and additional privacy fencing.



Up on the first floor are two genuine double bedrooms, currently arranged as a double and a twin and a fully tiled bathroom with a shower over bath, heated towel rail and white sanitary ware.



Number 28 has its own allocated parking space in the communal carpark adjacent to the property. Services to the property include mains gas, water, electricity and drainage. EPC rating C. Council tax band A. Ofcom suggest ultrafast broadband availability. Ofcom suggest 5G mobile connectivity. The property is subject to an annual fee of approximately £100 per annum for the upkeep of the communal areas.



**28 Sarah's View, Padstow, PL28 8DU**  
**£325,000**

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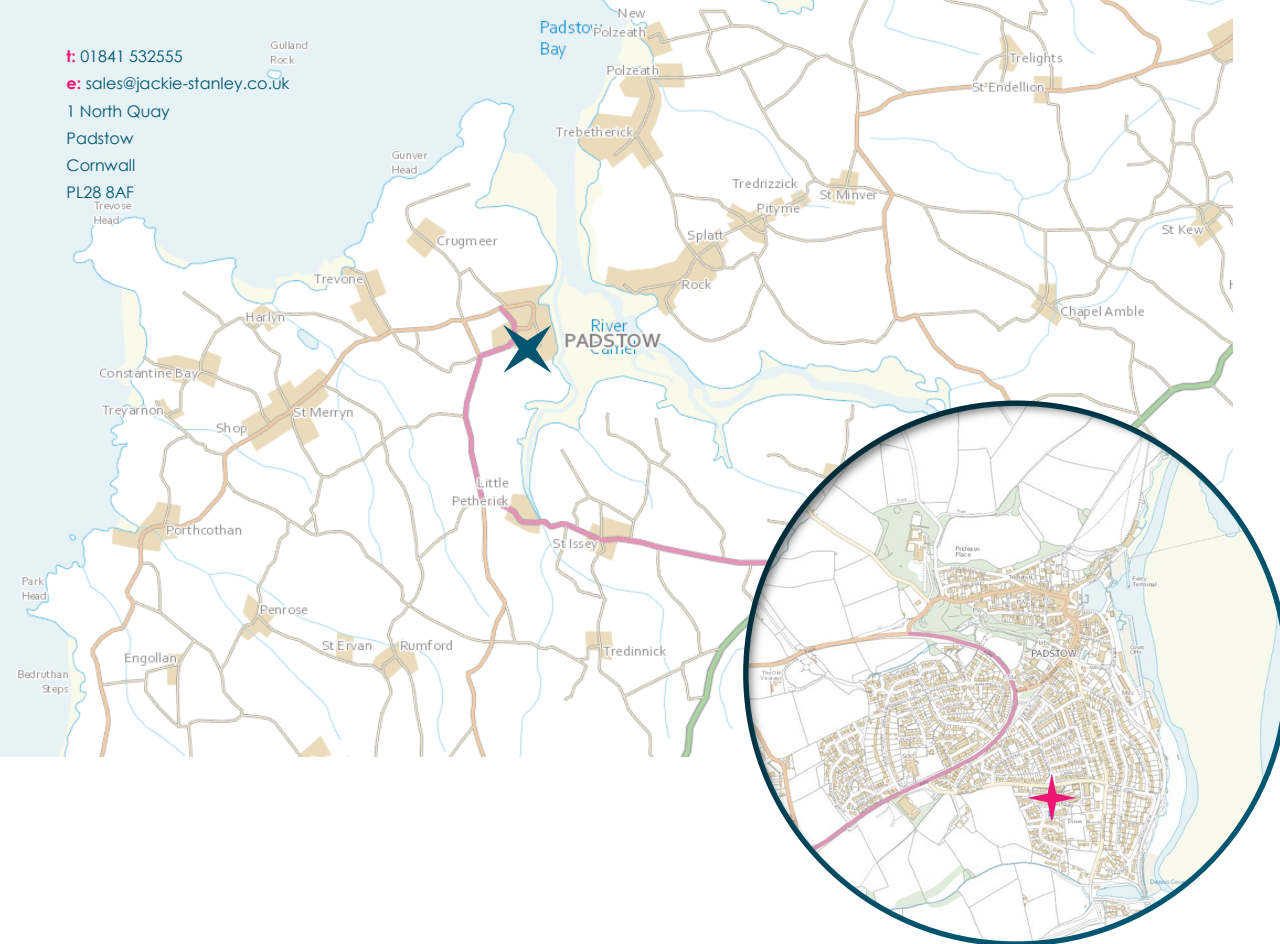
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1 North Quay

Padstow

Cornwall

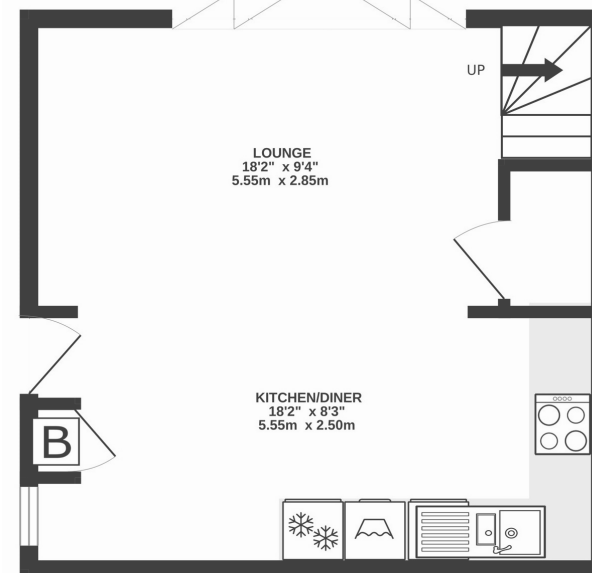
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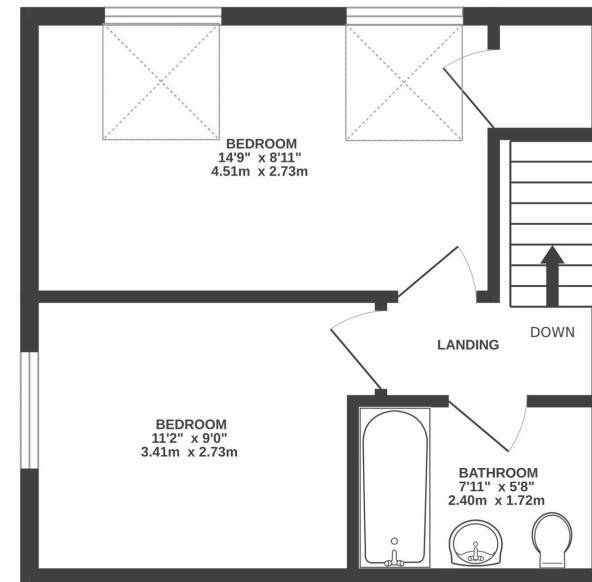
The historic and picturesque fishing town of Padstow is located on the North Coast of Cornwall and offers an extensive range of cafes, public houses and restaurants, none more so than Paul Ainsworth's Michelin starred No.6, cool seafood bar Prawn On The Lawn and of course Rick Steins esteemed Seafood restaurant. 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 distant 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 28 Sarah's View, drive towards Padstow on the A389. As you approach Padstow, turn right onto Sarah's Lane just after Tescos. Drive down Sarahs Lane and then take the first turning on the right into Sarahs View. Take the second turning on the left into Sarah's Court and bear left again. Number 28 can be found in the top left hand corner. The postcode for satellite navigation is PL28 8DU. What3words: flamingo.knee.buns

GROUND FLOOR  
320 sq.ft. (29.7 sq.m.) approx.



1ST FLOOR  
326 sq.ft. (30.3 sq.m.) approx.



TOTAL FLOOR AREA : 646 sq.ft. (60.0 sq.m.) approx.