

26 BOYD AVENUE

PADSTOW



THE PROPERTY SHOP





Padstow
Guide Price
£280,000

Boyd Avenue, Padstow



FOR SALE

PROPERTY TYPE

 Terraced

BEDROOMS

 4

BATHROOMS

 2

LOCATION

 Padstow

EPC RATING

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- FOUR BEDROOMS
- MODERN OPEN PLAN LIVING/ KITCHEN AND DINING ROOM
- DOWNSTAIRS FAMILY BATHROOM

- FAMILY BATHROOM
- LOW MAINTENANCE GARDEN
- ALLOCATED PARKING





26 Boyd Avenue

Situated in a well-established residential area of Padstow, 26 Boyd Avenue is a spacious and thoughtfully modernised four-bedroom home offering generous and versatile accommodation, just a short distance from the heart of this highly sought-after harbour town.

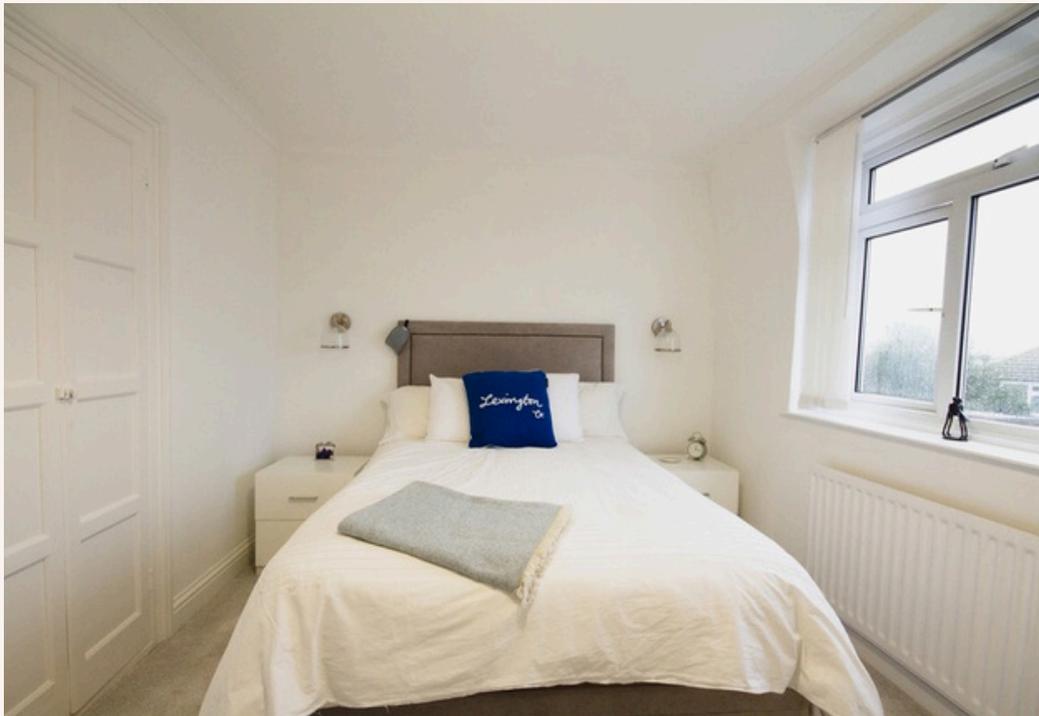
The property has been modernised throughout, creating a fresh and contemporary feel while retaining practical family-friendly space. A particular feature is the newly fitted kitchen, finished to a high standard with ample workspace and storage, making it ideal for both everyday living and entertaining. This is complemented by a generous utility room providing excellent additional practical space.

The ground floor also benefits from a particularly spacious bathroom and a well-proportioned fourth bedroom, offering flexibility for guests, multi-generational living, or those seeking the convenience of single-level accommodation.

Upstairs, there are three well-sized bedrooms together with a second bathroom, creating a practical and well-balanced layout ideally suited to family life.

Padstow is renowned for its picturesque harbour, stunning coastal walks and exceptional food scene, with a wide selection of highly regarded restaurants, cafés and public houses nearby. The town also offers boutique shops, galleries and easy access to beautiful surrounding beaches, making it one of Cornwall's most desirable coastal destinations.

Please note, this is a non-mortgageable property and is therefore likely to appeal to cash purchasers or investors seeking a home in a prime Padstow location.





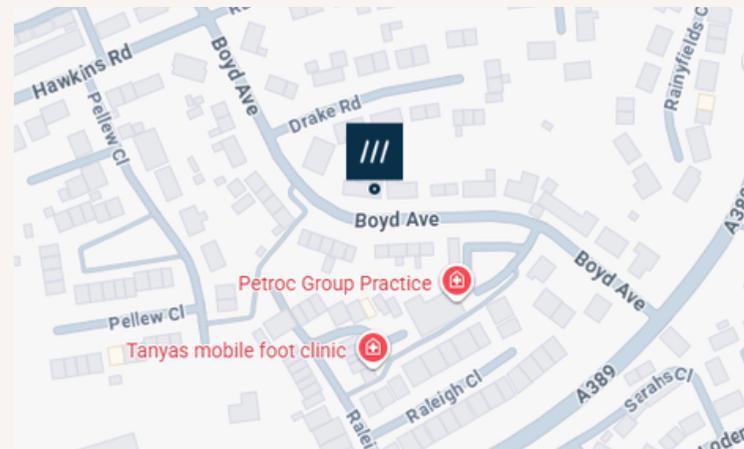
The garden at 26 Boyd Avenue is private and well-kept, enjoying a sunny aspect with a lawned area and space for outdoor seating or entertaining. The property also benefits from a generous driveway providing ample parking for 2-3 cars.



Schools: Padstow School – Primary
St Merryn School – Primary
Wadebridge School – Secondary
Callywith College – Further Education / Sixth Form
Bodmin College – Further Education / Sixth Form

Transport Links: Padstow is accessible via the A389, connecting to the A30, with bus services to Wadebridge, Newquay, Truro, and nearby villages. The nearest train station is Bodmin Parkway, about 24 miles away, and a seasonal ferry runs to Rock. The Camel Trail provides traffic-free walking and cycling routes.

Directions: Sat Nav PL288ER
What3Words: ///publish.functions.zipsLocal authority:
Cornwall Council
Council Band: D
Tenure: Freehold
Services:
Heating – Gas Central Heating
Electric – Mains
Water - Mains
Drainage – Mains



VIEW PROPERTY ONLINE







TO FIND OUT MORE

Fowey Office
5 Trafalgar Square, Fowey,
PL23 1AZ
Tel: 01726 217 888

Lostwithiel Office
9 Fore Street, Lostwithiel,
PL22 OBL
Tel: 01208 872728

Bodmin Office
46-48 Fore Street, Bodmin
PL31 2HL
Tel: 01208 74182