

**FOR SALE**



**Pengarth Road, Falmouth**  
**Guide Price £330,000**

  
**MARTIN&CO**



# Pengarth Road, Falmouth

Guide Price £330,000

- 3 BEDROOMS
- SEMI DETACHED FAMILY HOME
- GARDEN
- GARAGE
- CONVENIENT LOCATION

Set in a cul-de-sac on Pengarth Road is this delightful well maintained three - bedroom family home...

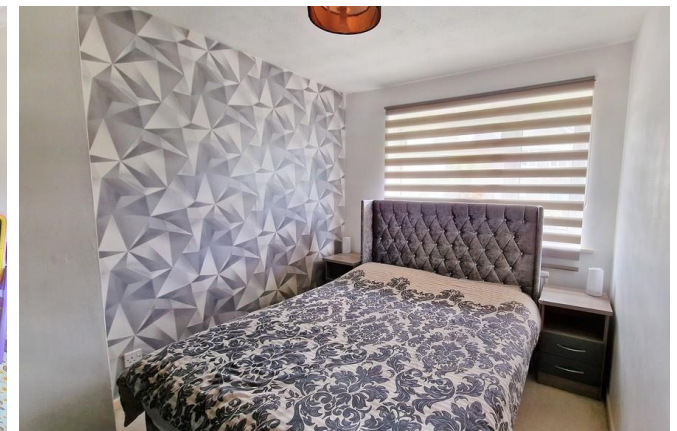


Set in a cul-de-sac on Pengarth Road is this delightful well maintained 3-bedroom family home. The property briefly comprises lounge and kitchen / diner on the ground floor with three bedrooms, 2 of which are doubles, and family shower room on the first floor. The front garden is laid mainly to lawn and there is a driveway leading to the single garage. To the rear is an enclosed garden mostly lawned. The property is located less than a mile from Falmouth town centre and within walking distance of the popular beaches of both Swanpool and Gyllyngvase. Marlborough and King Charles Primary Schools are close by as is Penmere Train station.

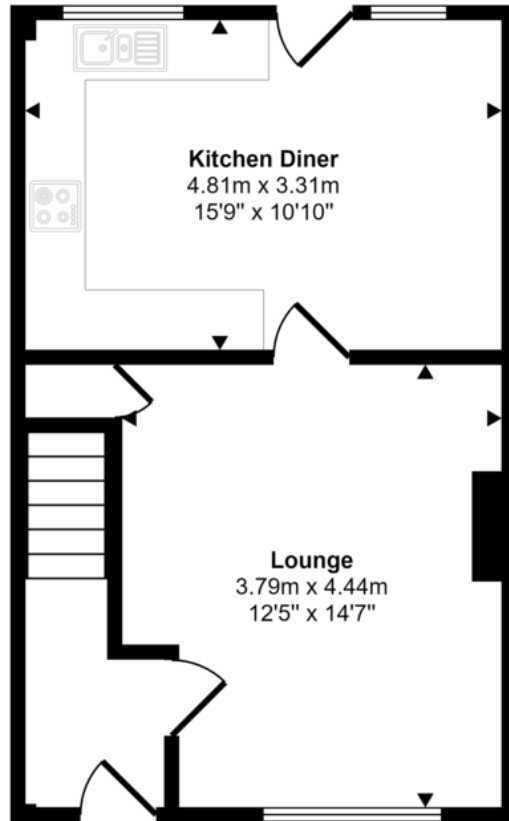
EPC: D

Council Tax Band: C

Heating Fuel: Gas

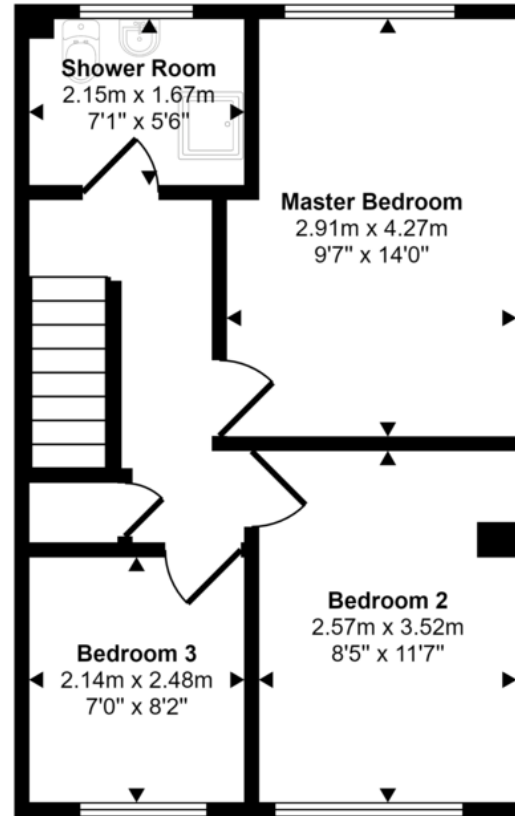


Approx Gross Internal Area  
76 sq m / 819 sq ft



Ground Floor

Approx 38 sq m / 408 sq ft



First Floor

Approx 38 sq m / 411 sq ft

## Martin & Co Falmouth

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This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and do not include items such as the property with Made Snappy 360.

01326 697696  
<http://www.martinco.com>

**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

  
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