

FOR SALE



Penarrow Close, Falmouth
Guide Price £300,000


MARTIN & CO

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- FOUR BEDROOMS
- LARGE GARDEN
- OFF STREET PARKING
- CLOSE TO SWANPOOL BEACH
- CLOSE TO LOCAL AMENITIES

A four bedroom, two bathroom house in the very popular Boslowick area of Falmouth, with a large garden and off street parking, around a 20 minute walk to Swanpool beach

Penarrow Close forms part of the popular Boslowick area of Falmouth within approximately a mile from local shopping facilities, takeaways, hairdressers and the St Francis Primary School and around a 20 minutes' walk to Swanpool beach. This house has a lovely light and 'open' ground floor, with interconnecting lounge, dining area and kitchen, with a conservatory extension on the rear leading out to the large garden. The garage of this property has been converted to provide a fourth bedroom with ensuite shower room on the ground floor and there are three further bedrooms (two being doubles) plus a bathroom on the first floor.



EPC D
Council Tax B
Gas Central Heating & Hot Water
Solar Panels
No Chain

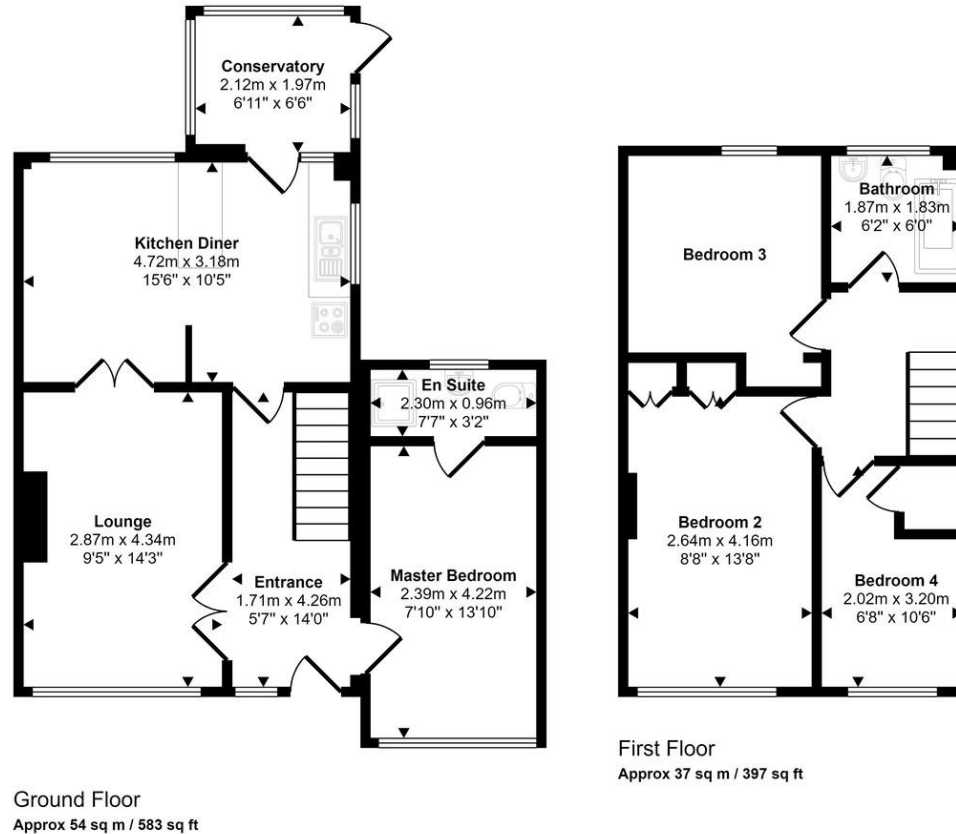
Please note the property is currently let but it is to be sold with vacant possession.

LOCATION:

Falmouth is exceptionally located on the south coast of Cornwall and has an abundance of facilities as well as being well connected by roads and train services to the rest of Cornwall and beyond. Swathed in maritime history, Falmouth is now a vibrant hub for sporting and cultural pursuits with three beaches offering fabulous sea swimming, paddle boarding and coastal hiking opportunities. Being home to the world famous Falmouth School of Art, Falmouth is a hub for the Arts in Cornwall, with the Princess Pavilion and The Poly offering a rich programme of events throughout the year. There are ample bus routes which stop close to the property and Falmouth Train Station, on the Falmouth branch line which connects to Truro, is just a 3 minute drive away.



Approx Gross Internal Area
91 sq m / 980 sq ft



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 may not look like the real items. Made with Made Snappy 360.

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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.