

FOR SALE



Dracaena Place, Falmouth
Guide Price £360,000


MARTIN&CO

Dracaena Place, Falmouth

Guide Price £360,000

- DETACHED DOUBLE FRONTED HOUSE
- TWO DOUBLE BEDROOMS
- OFF ROAD PARKING
- PRIVATE REAR GARDEN
- CHAIN FREE

Built in 2021 this double fronted modern detached house located close to Falmouth town has been finished to exacting standards with plenty of character and comes with the remainder of the 10-year

Built in 2021 this double fronted modern detached house has been finished to exacting standards and comes with the remainder of the 10-year structural warranty. The property has plenty of character, boasting generous accommodation within and will certainly attract a great deal of interest.

The property is double glazed, with gas central heating, on a level plot, close to Falmouth town with good off-road parking for two cars parked in tandem to the side of the property.

Finished to a very high standard with good quality materials being used throughout, to include internal solid oak doors, engineered oak flooring in the living room, and underfloor heated polished porcelain flooring in the kitchen/diner.



First floor landing is bright and spacious, with two generous double bedrooms and a quality fitted family bathroom. Outside the rear private garden is delightful, with a good seating area and being low maintenance. The property is being sold on a chain free basis.

Falmouth is a charming coastal town and a popular destination renowned for its maritime heritage, beautiful scenery, and vibrant atmosphere. Situated on the south coast of Cornwall, Falmouth boasts stunning beaches, scenic coastal walks, and a picturesque harbour. Falmouth is home to the renowned National Maritime Museum Cornwall, which offers fascinating exhibits on the region's maritime history and global seafaring heritage. The town also hosts various festivals and events throughout the year, including the Falmouth Week sailing regatta and the Falmouth Oyster Festival to name just a few. With its lively waterfront, quaint streets lined with shops and galleries, and an array of restaurants serving fresh seafood, Falmouth offers a delightful mix of seaside charm and cultural attractions. It's an ideal destination for anyone seeking relaxation, adventure, or a taste of Cornwall's rich maritime culture.

Built In 2021 With the Remainder of the 10 Year Structural Warranty.

Council Tax Band C

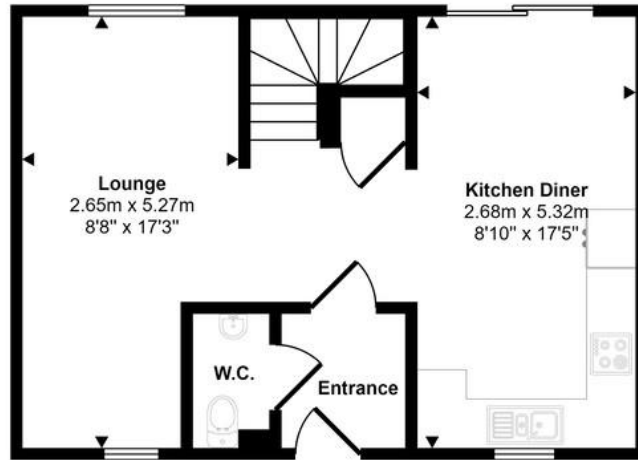
EPC B

Gas Central Heating

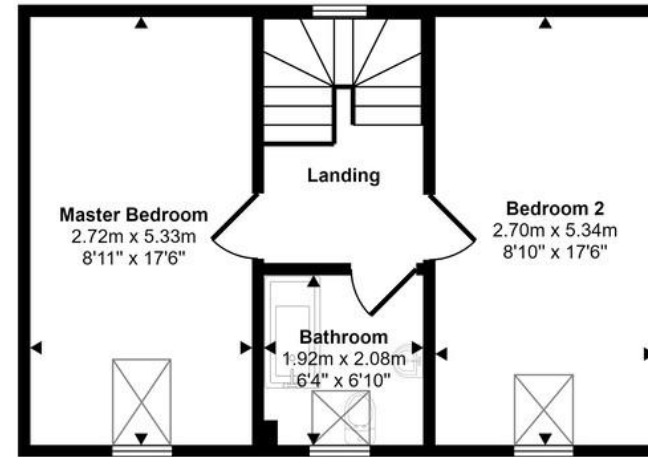
Driveway Parking for Two



Approx Gross Internal Area
81 sq m / 869 sq ft



Ground Floor
Approx 40 sq m / 429 sq ft



First Floor
Approx 41 sq m / 439 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.

Martin & Co Falmouth

72 Kimberley Park Road • • Falmouth • TR11 2DF
T: 01326 697696 • E: falmouth@martinco.com

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.