

FOR SALE



King Charles Street
Offers In Region Of £400,000

MARTIN&CO

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- CLOSE TO BEACHES
- LARGE GARDEN
- GARAGE & PARKING
- POPULAR FAMILY AREA
- CONVENIENT FOR LOCAL AMENITIES

Located in the popular Goldenbank area of Falmouth and just a 5 minute drive to Swanpool Beach, this spacious and detached 3 bedroom house

Located in the popular Goldenbank area of Falmouth and just a 5 minute drive to Swanpool Beach, this spacious and detached 3 bedroom house benefits from a lovely and sunny enclosed rear garden, a garage and off street parking.

ENTRANCE HALL Part glazed front door leading to a central entrance hall with doors to the kitchen, reception room, downstairs WC and stairs to the first floor. Gas radiator. Wood laminate flooring in hall with carpeted stairs.

KITCHEN / DINING ROOM A spacious, triple aspect fully fitted kitchen with cream units and inbuilt appliances



including dishwasher and an electric oven with gas hob, stainless steel extractor hood and tiled splashback. To the rear is a dining area with sliding patio doors out to the garden which makes the room lovely and light. Wood laminate flooring. Gas radiator and gas boiler housed in wall unit.

LOUNGE A large double aspect lounge with uPVC windows and patio doors leading to the garden. Fully carpeted. Gas radiator. TV point.

FIRST FLOOR LANDING Carpeted and with an airing cupboard housing a Megaflo hot water tank. Loft hatch. Gas radiator.

PRINCIPLE BEDROOM A large dual aspect double bedroom with lots of natural light, built in wardrobes with sliding mirrored doors, leading to an ensuite shower room. Fully carpeted. Gas radiator.

ENSUITE SHOWER ROOM Part tiled with a walk in shower enclosure with glass doors, pedestal sink and low level WC. Window with obscure glass. Gas radiator. Wood effect vinyl flooring.

BEDROOM 2 A good sized double bedroom with plenty of space for storage. Fully carpeted. Gas radiator.

BEDROOM 3 A good sized single bedroom with plenty of space for storage. Fully carpeted. Gas radiator.

BATHROOM Part tiled bathroom with shower over bath and glass shower screen. Pedestal sink and low level WC. Window with obscure glass. Gas radiator. Wood laminate flooring.

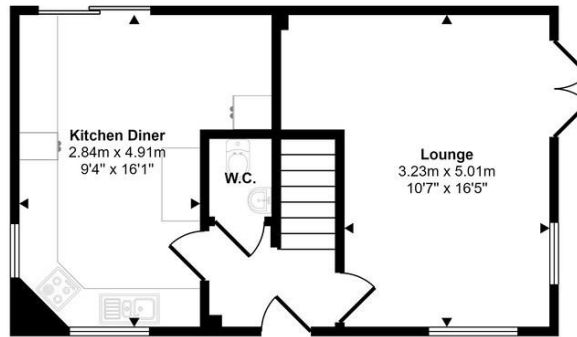
GARDEN A spacious enclosed garden patio, lawn and storage areas.

GARAGE Situated adjacent to the property with an off street parking space in front.

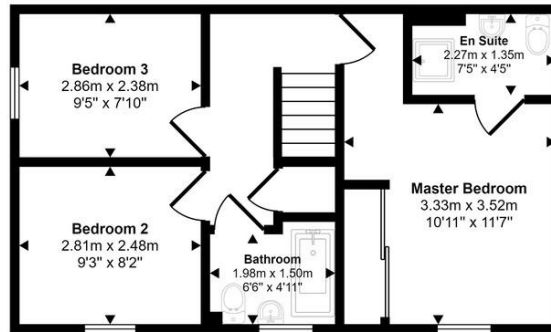
uPVC double glazed windows throughout
Gas central heating
Built in 2014
Estate Maintenance Charge £160 per year
EPC C
Council Tax Band D



Approx Gross Internal Area
84 sq m / 904 sq ft



Ground Floor
Approx 42 sq m / 448 sq ft



First Floor
Approx 42 sq m / 456 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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