

FOR SALE



Mongleath Road
Guide Price £290,000


MARTIN & CO

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- SEMI DETACHED BUNGALOW
- GENEROUS PLOT
- LOTS OF POTENTIAL
- CLOSE TO LOCAL AMENITIES
- DRIVEWAY PARKING

A two bedroom semi-detached bungalow with lots of potential in the popular Boslowick area of Falmouth. No onward chain!

A two bedroom semi-detached bungalow with lots of potential in the popular Boslowick area of Falmouth. Set back from the road with a large front garden and ample driveway parking, the property is ideally situated for local schools and other amenities. No onward chain!

The spacious front porch / conservatory leads into the entrance hall with the principle bedroom to the front and another smaller double bedroom to the rear plus the



bathroom. To the left of the entrance hall is the lounge which is open-plan with the dining room, leading to a galley kitchen at the rear. and a rear porch / utility which opens into the back garden with a garden shed.

The property has plenty of potential, benefitting from a large plot and, subject to the relevant planning consents, would lend itself to being extended.

Freehold

Semi-detached bungalow

UPVC double glazing

Gas central heating

Generous front and rear gardens

Driveway parking

EPC D

Council Tax Band C

Please note the property is currently tenanted but is to be sold with vacant possession

NO CHAIN

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.



Approx Gross Internal Area
73 sq m / 787 sq ft



Floorplan

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

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