

**FOR SALE**



**Mongleath Road**  
**Guide Price £260,000**

  
**MARTIN&CO**

## Mongleath Road

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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. Set back from the road with a large front garden and ample driveway parking, the property is ideally**

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



## Martin & Co Falmouth

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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.

Floorplan