

**FOR SALE**



**Oakfield Road**  
**Guide Price £180,000**

  
**MARTIN&CO**

## Oakfield Road

Guide Price £180,000

- PRE-CAST CONCRETE CONSTRUCTION
- CASH BUYERS ONLY
- SEMI DETACHED
- LARGE REAR GARDEN
- FREEHOLD

A three bedroom, semi-detached house, located very conveniently close to the centre of Falmouth, with a large back garden as well as a front garden and river views from the first floor.



### ACCOMMODATION

A pedestrian gate to the side of the property leads down a pathway to the front door and beyond to a spacious out-house and the back garden.

When you enter the property on the ground floor there is a bathroom with a sink and a bath with electric shower over, an eat-in kitchen which has built-in cupboards as well as fitted units and a lounge with a gas fire and a large picture window to the front of the property.



On the first floor there is a separate WC, two good sized double bedrooms and a small single bedroom. From the front bedroom there are lovely views across the Penryn River.

There are large picture windows in all the main rooms providing plenty of natural light.

To the rear there is a good-sized out-house, ideal for storage, and steps lead up to a large, elevated, south-facing back garden which is laid to lawn.

The property would now benefit from some refurbishment having been let out for a number of years. The property can be sold with vacant possession.

EPC – C

Council Tax band A

Gas central heating and hot water

Mains services connected

uPVC double glazed windows throughout

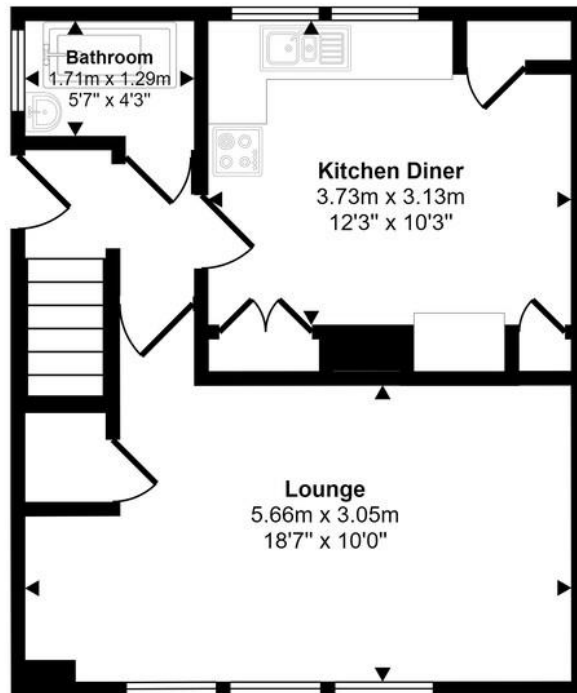
## LOCATION

Oakfield Road is situated in a convenient location close to Dracaena Avenue providing easy access into Falmouth town, Penryn and the A39. Falmouth Marina is a short walk away as well as Sainsbury's and Lidl supermarkets. Falmouth town centre is within a mile and there are regular bus services found nearby. There is unrestricted on-road parking on Oakfield Road.

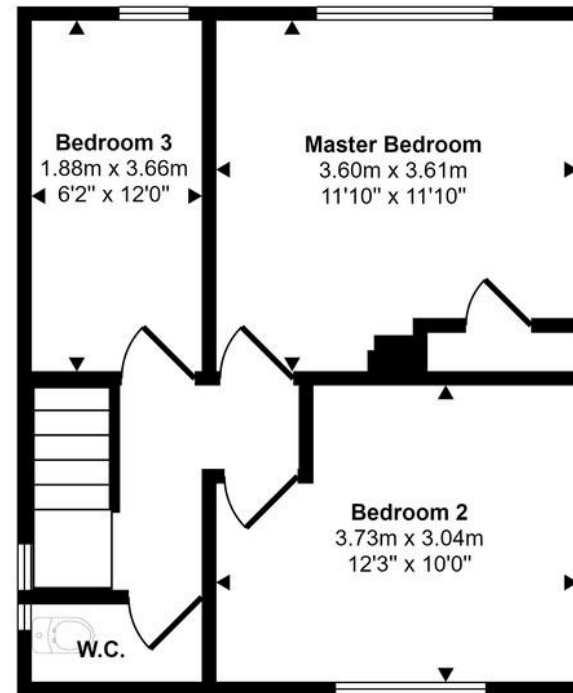
***Please note, this property is of pre-cast reinforced concrete construction (PRC Cornish Unit) and as such is classified as a non-traditional build and so generally considered not mortgageable.***



Approx Gross Internal Area  
77 sq m / 829 sq ft



Ground Floor  
Approx 39 sq m / 416 sq ft



First Floor  
Approx 38 sq m / 413 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

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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.