

FOR SALE



Langton Road, Falmouth
Guide Price £220,000


MARTIN & CO

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- CENTRAL FALMOUTH LOCATION
- LARGE DECKED PATIO
- PARKING SPACE
- CLOSE TO AMENITIES
- GAS CENTRAL HEATING

A three-bedroom, terraced house, located very conveniently close to the centre of Falmouth, with a large rear decked patio and a parking space.

The property is set back from the road by a front garden and a garden gate and a few steps lead you to the front door. When you enter the property on the ground floor there is an open plan hall, kitchen and dining room, a bathroom and a lounge.

The eat-in kitchen is fitted with a range of base and wall units, a gas hob with extractor hood and an integrated oven. There is a stainless-steel sink and drainer, tiled splash-backs and space for a fridge freezer and washing machine. To the rear is a door to the decked patio garden and steps down to the parking space. The lounge is dual aspect and runs from the front to back of the property and has a gas fire. The bathroom is fitted with a bath with electric shower over and bath curtain, pedestal sink and a WC with push-button flush.



On the first floor there is a large double bedroom, a second smaller double bedroom and a good sized single bedroom. There are large picture windows in all the main rooms providing plenty of natural light.

The property has been a successful let for a number of years but is now to be sold with vacant possession.

FEATURES INCLUDE:

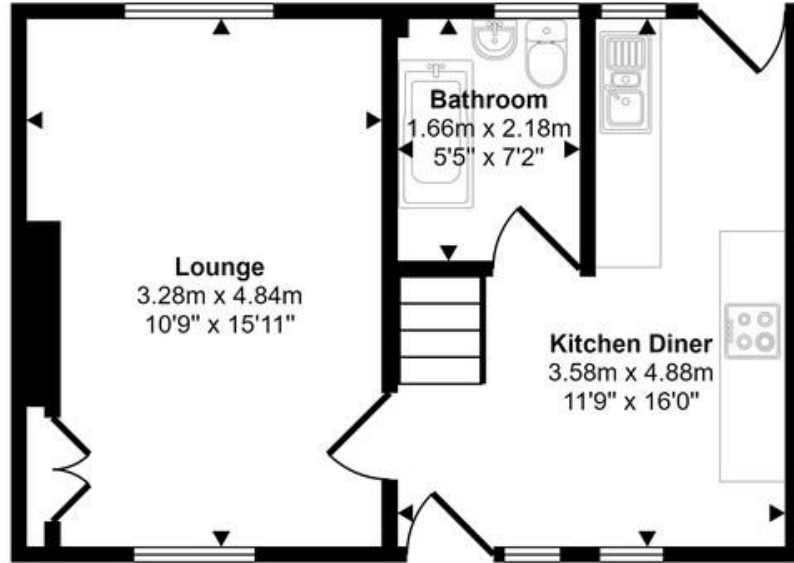
- EPC – D
- Council Tax band B
- Gas central heating and hot water
- Electric shower
- Mains services connected
- uPVC double glazed windows throughout
- Decked patio garden
- Rear off-street parking space

LOCATION:

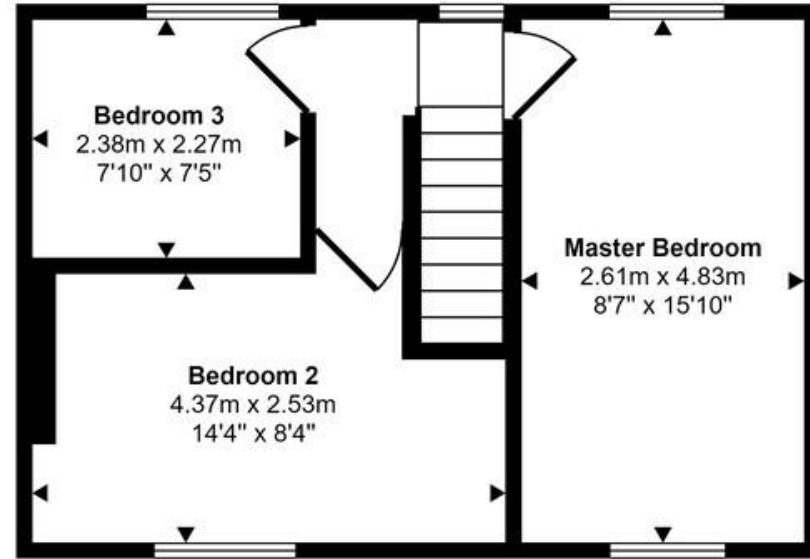
The property is very well located for the amenities of both Falmouth and Penryn and is ideally located for local schools plus Sainsburys' and Lidl supermarkets are also just around a 10 minute walk away. Falmouth is exceptionally located on the south coast of Cornwall and has an abundance of facilities 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. There are ample bus routes which stop close to the property and Penmere Train Station, on the Falmouth branch line which connects to Truro, is just a 20 minute walk away.



Approx Gross Internal Area
69 sq m / 740 sq ft



Ground Floor
Approx 34 sq m / 367 sq ft



First Floor
Approx 35 sq m / 373 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>


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