

FOR SALE



Langton Road
Guide Price £320,000


MARTIN&CO

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- GENEROUS PLOT
- DRIVEWAY PARKING
- LARGE ENCLOSED REAR GARDEN
- DISTANT ESTUARY VIEWS
- CENTRAL FALMOUTH

A three-bedroom, semi-detached house on a generous plot, located very conveniently close to the centre of Falmouth, with a large rear garden and ample driveway parking plus some lovely distant estuary views.

A three-bedroom, semidetached house on a generous plot, located very conveniently close to the centre of Falmouth, with a large rear garden and ample driveway parking. The property is set back from the road by a front garden and the driveway, with side access via a garden gate to the rear of the property.

On entering the property though the front door there is a hallway with a storage nook under the stairs and doors lead to the front lounge and the open plan kitchen / dining / family room at the rear.



The 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 a half with drainer and mixer tap, tiled splash-backs and space for a fridge freezer and washing machine. The gas boiler is in an alcove. There is a back door which leads to the garden and a large picture window provides far reaching views across to the estuary. There is plenty of room for a dining table and sofa.

The lounge has a window to the front aspect and has an original fireplace which could make a nice feature with some refurbishment works.

On the first floor there is a large main bedroom, flooded with natural light, which has a large picture window looking across gardens to the estuary in the distance. Next to the main bedroom is a good sized single bedroom and there is a second double bedroom to the front of the property. The WC is separate to the bathroom which has a bath with shower over, a pedestal sink and lots of storage space.

Externally to the front there is a large driveway with parking for a couple of cars, plus a front lawn. There is side access to the rear garden which is enclosed by fences and hedges/bushes and has a large lawn and a patio area.

The property is currently let on an AST generating £1100 pcm until the 22nd March 2025.

FEATURES INCLUDE :

EPC – D

Council Tax band B

Gas central heating and hot water

Mains services connected

uPVC double glazed windows throughout

Generous driveway parking

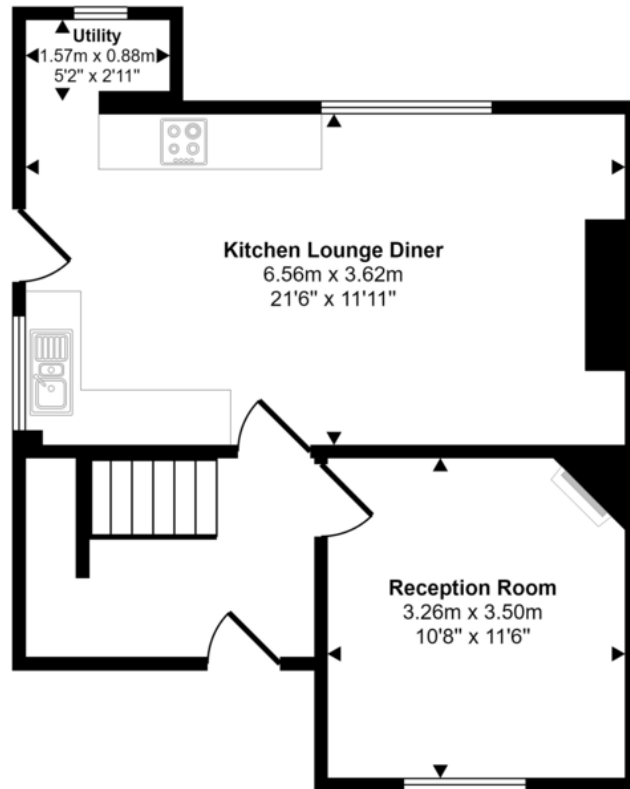
Front garden

Large enclosed rear garden

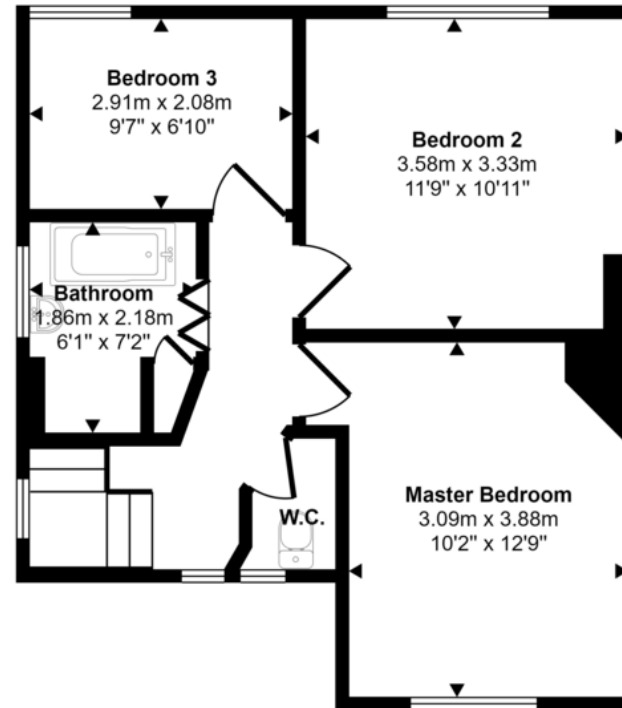
Some distant estuary views



Approx Gross Internal Area
88 sq m / 952 sq ft



Ground Floor
Approx 45 sq m / 483 sq ft



First Floor
Approx 44 sq m / 469 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 actual items. Made with Magic 3D Happy 360.

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