

FOR SALE



Penmere Hill, Falmouth
Guide Price £375,000


MARTIN&CO

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- A MIX OF MODERN & PERIOD FEATURES
- GAS CENTRAL HEATING
- MULTI FUEL STOVE
- STUNNING BATHROOM SUITE
- GREAT LOCATION

The current owners have shown this property the love and care that it deserves and turned this property into a wonderful light and spacious family home, in a great location on the outer fringes of Falmouth.

A two double bedroom property that has a lot more to offer than you would first think and really does need to be seen. The current owners have shown this property the love and care that it deserves and turned this property into a wonderful light and spacious family home, in a great location on the outer fringes of Falmouth. Inside you will find a home that has been looked after with a mix of modern and period features that offers extremely good-sized accommodation.



To the downstairs, with some exposed wooden flooring the lounge is spacious yet cosy, there is a separate dining room with a Multi fuel stove and a kitchen/breakfast room that is newly fitted with an enclosed private courtyard to the rear, which is an excellent place to take in those summer evenings.

On the first floor is a wonderful bathroom suite and the quality of the finish is immediately apparent.

The property originally had three bedrooms, and the current owner made one large bedroom to the front which could of course be changed back into two bedrooms if the new owner wished, and a further double bedroom to the rear.

An internal viewing is a must to appreciate the accommodation on offer which really is a credit to the owners.

Gas Central Heating
Council Tax Band B
EPC D



Approx Gross Internal Area
92 sq m / 995 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.

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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.