

FOR SALE



Longfield, Falmouth
Guide Price £250,000


MARTIN&CO

Longfield

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- IDEAL FOR FIRST TIME BUYERS
- GAS CENTRAL HEATING
- FRONT AND REAR GARDENS
- GARAGE & PARKING
- NEUTRALLY PRESENTED

A two-bedroom, semi-detached house, at the end of a cul-de-sac, with front and rear garden, communal parking and a garage, in the popular Longfield development on the edge of Falmouth, ideally situated for local amenities and beaches.

The property is set back from the road by a front garden and you first step into an entrance porch which leads through to the lounge which has stairs to the first floor and a door to the kitchen at the rear, which has access to the back garden.

On the first floor there are two bedrooms and a bathroom. Externally, the garden has a sunny patio as well as a small lawned area. The property is neutrally presented, making this an ideal opportunity for first time buyers.



Longfield is very conveniently situated, around just 1.5 miles to Gyllyngvase beach, with local shops, including an excellent Co-Op, plus primary and secondary schools nearby. A regular bus service runs through the development and Penmere railway station provides links via Penryn and Truro, where you can connect to the London Paddington main-line.

Gas Central Heating & Hot Water

Council Tax Band B

EPC C

Communal Parking Area

Garage

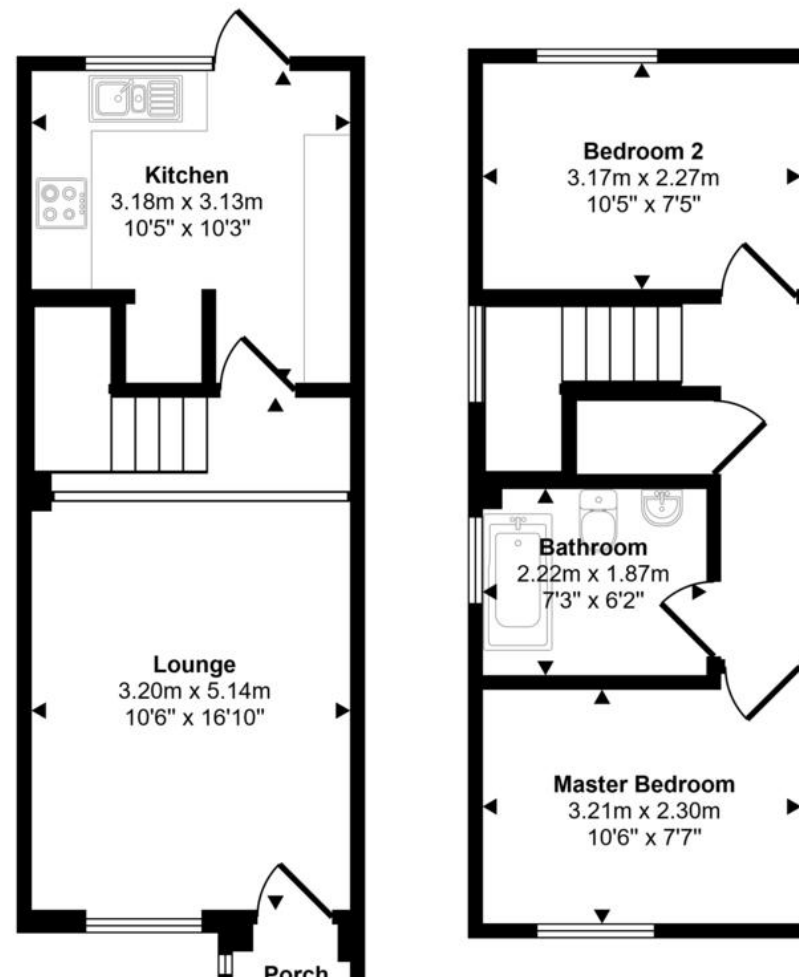
NO ONWARD CHAIN

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
56 sq m / 606 sq ft



Martin & Co Falmouth

72 Kimberley Park Road • • Falmouth • TR11 2DF
T: 01326 697696 • E: falmouth@martinco.com

01326 697696
http://www.martinco.com

First Floor
Approx 29 sq m / 296 sq ft

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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.

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.