

FOR SALE



Conway Road, Falmouth
Offers In Excess Of £285,000


MARTIN&CO

Conway Road, Falmouth

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- BUNGALOW
- GARAGE & DRIVEWAY PARKING
- FRONT & REAR GARDENS
- SOUGHT AFTER LOCATION
- NO ONWARD CHAIN

A lovely semi-detached bungalow, with lots of scope for improvement and even extension (subject to consents), situated on the very desirable Conway Road, with distant views of Tregonigge Woods.

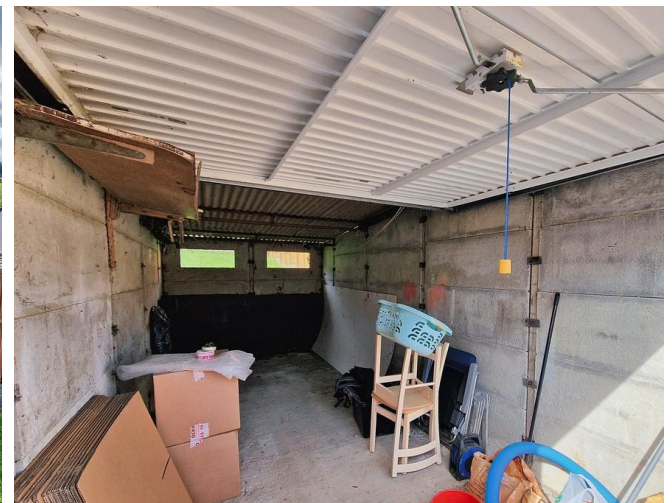
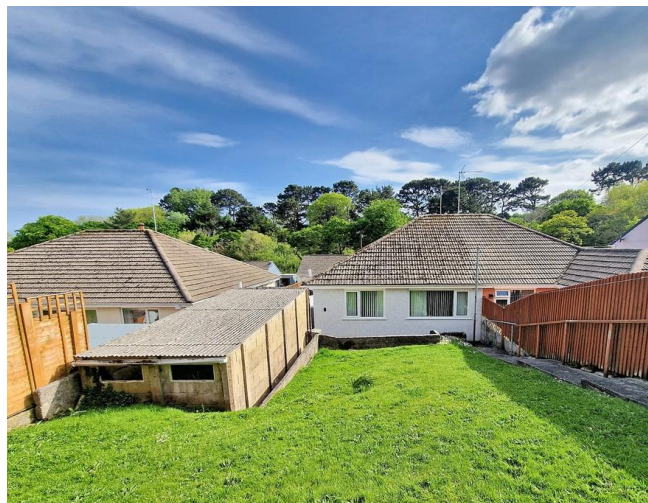
The bungalow occupies a slightly elevated position, set back from the road by a front garden with mature shrubs giving a good degree of privacy. To the side there is a driveway leading to a detached garage, with a lawned garden to the rear. The property can either be entered from the front, where there is an inner porch, or from the side, which takes you directly into a small fitted kitchen. There is a sunny lounge to the front, with a gas fire and a large picture window which has some lovely distant woodland views. To the rear, there is a good-sized double bedroom, a second single bedroom and an accessible shower room.



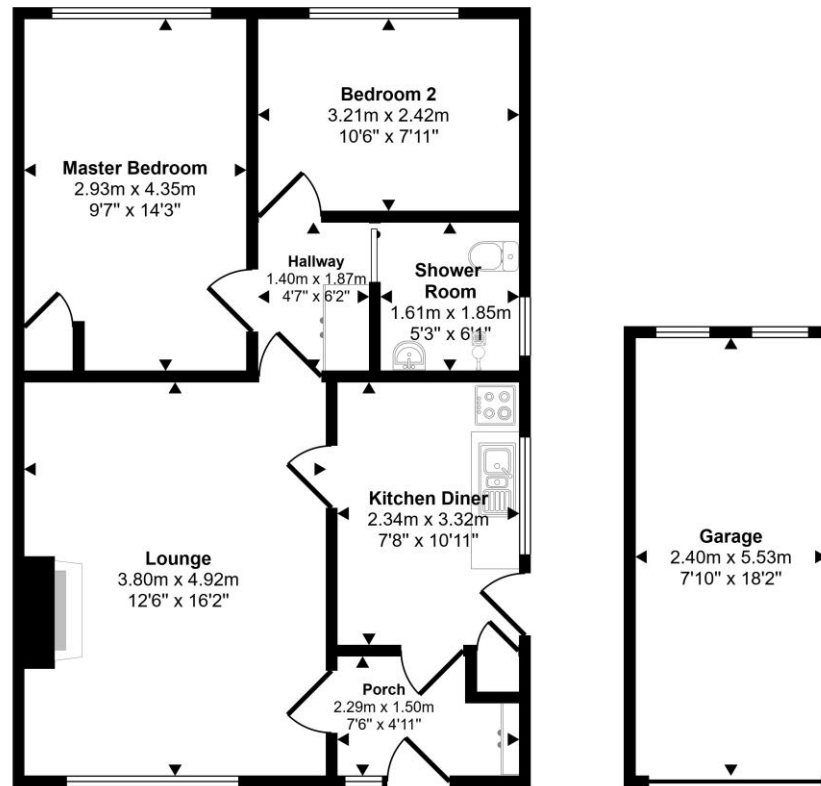
UPVC Double Glazing
Gas Central Heating & Boiler
EPC – D
Council Tax Band – B
Garage
Garden
Driveway Parking

LOCATION:

Conway Road is a very sought-after location, close to Penmere Train Station, with a regular bus service to Falmouth town centre. Falmouth is exceptionally located on the south coast of Cornwall and has an abundance of facilities, including an eclectic range of shops, cafes pubs and restaurants. Well connected by roads and train services to the rest of Cornwall and beyond, it is now a vibrant hub for sporting and cultural pursuits, with three beaches offering fabulous sea swimming and local 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
73 sq m / 782 sq ft



Floorplan
Approx 59 sq m / 639 sq ft

Garage
Approx 13 sq m / 143 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.