



Broadeaves Foxs Lane, Falmouth

Guide Price £680,000



Heather & Lay
The local property experts



Broadeaves Foxs Lane

Falmouth

- Individual detached 1960's bungalow
- Wonderful tucked away and non-estate position
- 4 Good-sized bedrooms
- 19' Sitting room & separate dining room
- Separate bath & shower rooms
- Established garden facing South to rear
- Garage & parking for several cars
- A few minutes' walk to harbour, town & seafront

THE PROPERTY

This individual detached 1960's bungalow with expanded four bedroom interior, lies in an outstanding and much sought-after spot and 'leave the car at home' location, a few minutes walk from town, harbourside, seafront and station. Broadeaves has been the current owners' very happy home for 28 years and in 2007 was the subject of an extension project resulting in the spacious, comfortable and practical house we have today. Windows and doors are UPVC double glazed and a 'Worcester' gas boiler fuels radiator central heating and hot water supply. Property and opportunities like this are incredibly rare where 'family-sized' accommodation is so well situated and set within a decent sized and established garden, facing South to the rear. Together with four decent bedrooms, we have light filled living accommodation including a 19' sitting room, kitchen/breakfast room and a separate dining room with French door access into the garden. From the entrance Lane, a double width driveway parks several cars and leads to a single garage with potting shed/store behind.



THE LOCATION

Foxs Lane is a highly regarded residential address and much sought-after by those 'in the know'. Better still, Broadeaves lies in a special spot, tucked away off Foxs Lane, along a private drive accessing this and just one other property. Its convenience is remarkable where the town, harbourside and Events Square are just a few minutes' walk away and so much of what delights about Falmouth is on the doorstep. Brilliant to have an early 'til late Tesco Express as one's local and where a leisurely 10-minute walk reaches the seafront and beaches. Opposite the bungalow are the Dell woods and walkway leading to the Dell station, just a minute or two walk away where the train runs behind Broadeaves and provides a convenient link to the mainline at Truro for Exeter and London Paddington. There is an excellent and diverse selection of restaurants in the town along with an eclectic mixture of individual shops as well as national chains, together with quality galleries showcasing local talent. Falmouth boasts the third largest natural harbour in the world and is renowned for its maritime facilities which offer some of the best boating and sailing opportunities in the country. Falmouth is consistently ranked as one of the top five places to live in the UK and Foxs Lane is a prime place to live within the town!

ACCOMMODATION IN DETAIL

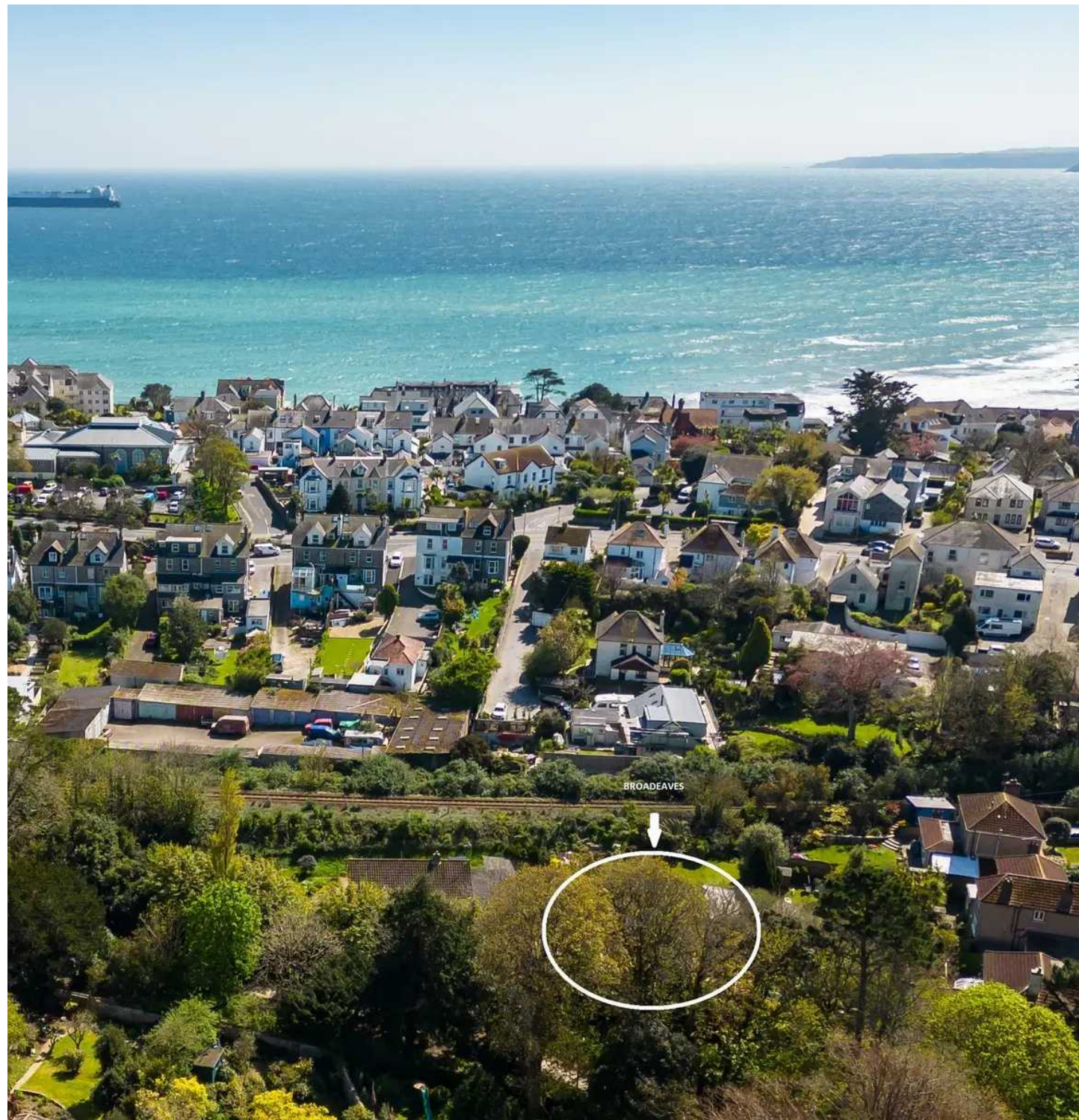
(ALL MEASUREMENTS ARE APPROXIMATE)

Obscure UPVC double glazed, panel effect door into.....

ENTRANCE

7' 8" x 6' 5" (2.34m x 1.96m)

A great area to store coats and boots. Block base wall with UPVC double glazed windows overlooking the garden. Power and light. Obscure UPVC double glazed door and side pane into.....



HALLWAY

A generous space with lovely old solid oak floor, UPVC double glazed window to front. Two radiators and thermostatic radiator central heating control. Access to loft space. Doors to sitting room and kitchen (through to dining room), to three bedrooms and the shower room. Inner hallway to main bedroom with bathroom beside.

SITTING ROOM

19' 0" x 13' 5" (5.79m x 4.09m)

UPVC double glazed picture window to front and UPVC double glazed window to rear. A spacious room with exposed wooden floorboards a fireplace with inset multifuel stove on a marble hearth with timber surround. Recesses to side. Two radiators. Semi-circular wall and ceiling pendant lights. Multipane and hardwood door to

DINING ROOM

13' 0" x 9' 6" (3.96m x 2.90m)

Three UPVC double glazed windows to two aspects overlooking the rear garden and a pair of UPVC double glazed French doors accessing the terrace and garden. Exposed wooden floorboards. Radiator. TV and power points. Multipane and hardwood door into.....

KITCHEN

10' 10" x 9' 10" (3.30m x 3.00m)

UPVC double glazed window overlooking the rear garden. A cream shaker style range of base and eye level cupboards and drawers with solid wooden worktops and inset stainless steel sink and drainer with mixer tap. Filter tap. Ceramic tile splashback. Space for fridge, freezer and cooker. Space and plumbing for washing machine. Shelved recesses. TV, telephone and power points.

BEDROOM ONE

12' x 9' 10" (3.66m x 3m) plus doorway and recess. First measurement to face of fitted louvre door fronted wardrobe and cupboard space. UPVC double glazed window to rear garden. Radiator. Beside this bedroom is the.....



BATHROOM

9' 0" x 6' 10" (2.74m x 2.08m)

Obscure UPVC double glazed window to front. White three piece suite comprising WC, panel bath with shower mixer and pedestal hand basin. Tile splashback. Radiator. Extractor fan.

BEDROOM TWO

14' 0" x 10' 0" (4.27m x 3.05m)

Picture UPVC double glazed window to front. Radiator.

BEDROOM THREE

10' 5" x 8' 10" (3.18m x 2.69m)

UPVC double glazed window to side. Radiator.

BEDROOM FOUR

10' 4" x 7' 10" (3.15m x 2.39m)

UPVC double glazed window to rear. Radiator.

SHOWER ROOM

8' 2" x 5' 7" (2.49m x 1.7m) plus a large, tiled walk-in spotlit shower cubicle with electric shower. Obscure UPVC double glazed window. White WC and hand basin. Tile splashback and floor. Radiator. Extractor fan.

AGENTS NOTE

1. The 'Worcester Greenstar' gas fired boiler is located in the attic and fuels radiator central heating and hot water supply.
2. The approach lane is owned by the neighbouring bungalow with maintenance shared with Broadeaves.
3. The railway branch line runs behind Broadeaves' garden.





OUTSIDE

FRONT

Broadeaves lies off Foxs Lane, tucked along a private lane serving Broadeaves and just one other bungalow, so with almost no passing traffic. The gravel chip and concreted drive parks several cars, leading to the garage. From the Lane, a paved pathway, areas of lawn to either side, leading up gentle steps to the front door. Established shrub beds with climbing hydrangea, hebe and palm. Pathway to one side with raised produce bed and myrtle, the other side, a pathway around to the.....

REAR

Facing South, well enclosed and bordered by some fine shrubs including camellias, pierus, hydrangea, hebe and palm. Climbing jasmine and a further produce bed. Exterior lights. Water butts and outside tap. French doors from the dining room, leading out into a paved terrace and the garden.

GARAGE

17' 6" x 9' 7" (5.33m x 2.92m) Up and over metal door and a relatively high 9' 4" (2.84m) ceiling height. RCD and electric meter. Power and light. Internal steps up to the

POTTING SHED/STORE 9' x 8' 5" (2.74m x 2.57m) Double glazed windows and a door to the rear garden.

Council Tax band: D

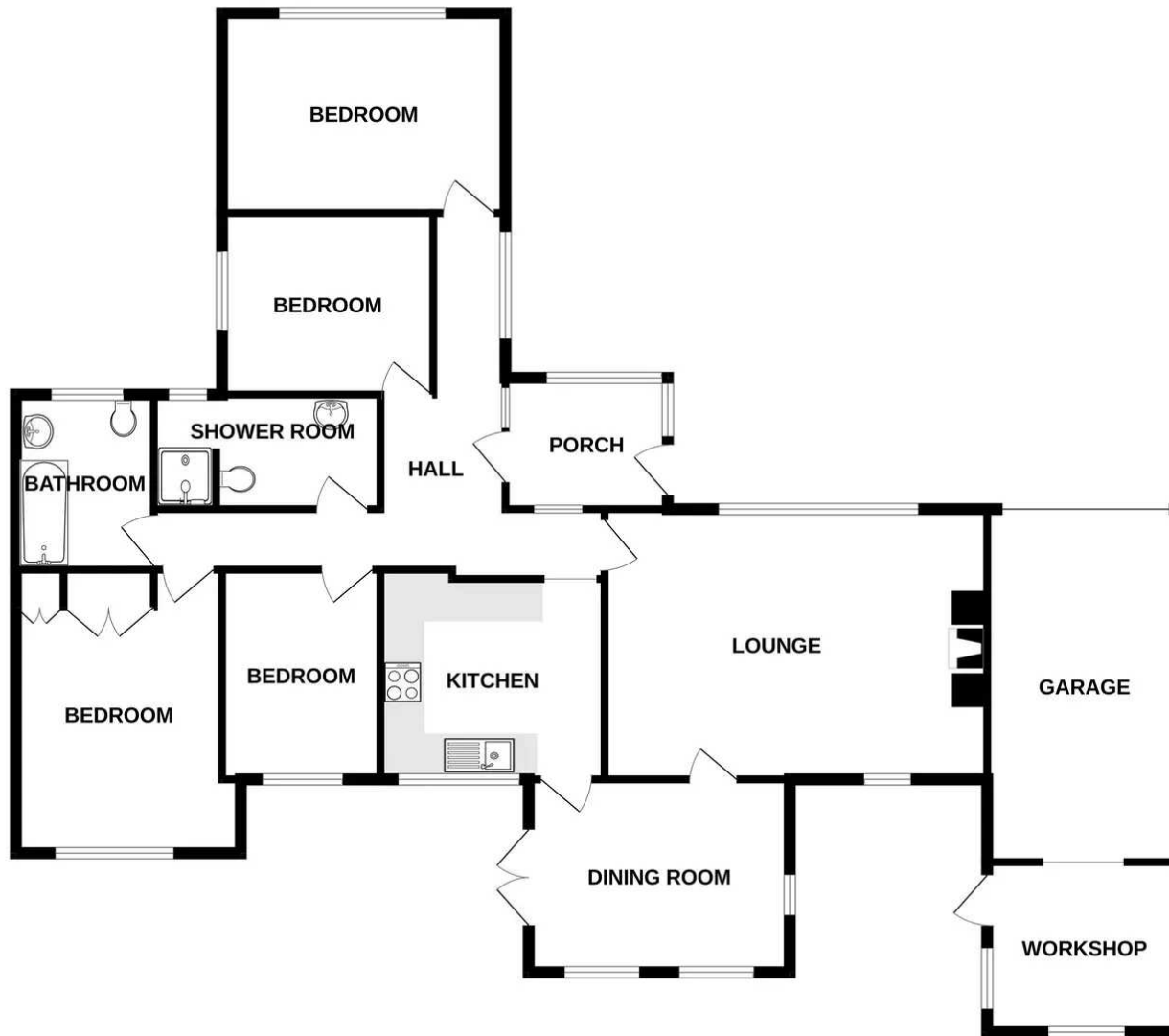
Tenure: Freehold

EPC Energy Efficiency Rating: C

Services: Mains electricity, gas, water & drainage



GROUND FLOOR
1495 sq.ft. (138.9 sq.m.) approx.



TOTAL FLOOR AREA : 1495 sq.ft. (138.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Heather & Lay

3 Church Street, Falmouth - TR11 3DN

01326 319767 • sales@heather-lay.co.uk • www.heather-lay.co.uk/



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