



16 Duncannon Drive, Falmouth

Guide Price £260,000 Freehold

Detached bungalow with 2 bedrooms, conservatory, garage, and off-road parking on Duncannon Drive in Falmouth. Requires some updating. Overlooks Tregonigge Nature Reserve. Sold with no chain. Close to amenities and schools, with easy access to Falmouth town centre and beach.

THE LOCATION

Duncannon Drive is a popular residential location situated within Swanvale Valley on the fringes of Falmouth. It's a lovely spot where so much of what excites me about Falmouth is within reach.

The property overlooks Tregonigge Nature Reserve with a lovely wooded and streamside walk towards Swanpool and the beach.

Boslowick garage and convenience store is 'local' with shops at Boslowick including the excellent nearby early 'til late Co-op. Three primary schools - Marlborough, St. Mary's and St. Francis are nearby, as is Penmere railway station, linking to mainline Truro. A nearby bus stop runs regularly to Falmouth town centre.



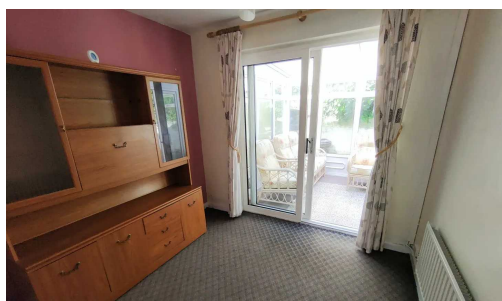
- Link detached bungalow
- Two bedrooms
- Conservatory
- Garage and parking
- No onward chain

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

Services: Mains electricity, gas, water & drainage



THE PROPERTY

Believed to have been built in the late 60's or early 70's, this detached bungalow has much to offer.

With two bedrooms and a conservatory, garage and off-road parking plus a front facing kitchen. Gas central heating and an updated shower room. The property (except the shower room) does need a bit of an uplift and the new owner will likely decorate throughout and possibly replace carpets.

This property forms part of a deceased estate and is therefore being sold with no onward chain!



ACCOMMODATION IN DETAIL (ALL MEASUREMENTS ARE APPROXIMATE) From the driveway you enter into the property via the "front door" that leads to....

HALLWAY

Vestibule that leads into the central hallway, doors off to the kitchen, both bedrooms and shower room.

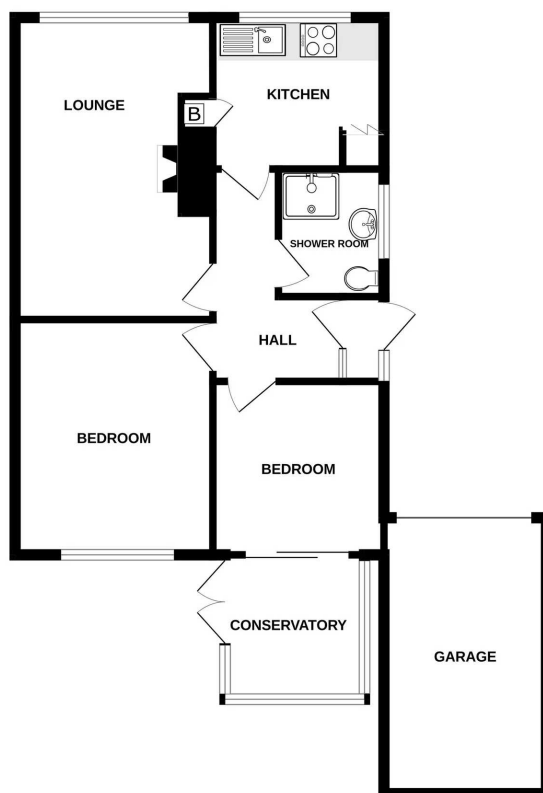
SITTING ROOM 15' 10" x 10' 0" (4.83m x 3.05m)

(reducing to 8' at the chimney breast). Large window to the front elevation. Radiator. Gas fire with wooden surround.

KITCHEN 8' 11" x 7' 0" (2.72m x 2.13m)

Eye and base level units with roll top work surface. Inset stainless steel sink, fitted Hotpoint electric hob with Hotpoint oven below. Larder cupboard housing RCD fusebox. Boiler inside the cupboard. (Worcester, combination boiler supplying heating via the radiators throughout the home and hot water on demand). Window to the front elevation.

GROUND FLOOR
714 sq.ft. (66.4 sq.m.) approx.



TOTAL FLOOR AREA: 714 sq.ft. (66.4 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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BEDROOM ONE 12' 0" x 10' 0" (3.66m x 3.05m)

Window to the rear. Radiator.

BEDROOM TWO 9' 0" x 9' 0" (2.74m x 2.74m)

Sliding patio doors to the conservatory. Radiator

CONSERVATORY 7' 10" x 7' 0" (2.39m x 2.13m)

Fully glazed floor to ceiling with polycarbonate roof. Door to the patio garden.

SHOWER ROOM

Fully tiled room that has been updated in recent times. White W/C, pedestal hand wash basin, corner shower cubicle with twin sliding glass doors and electric shower over. Obscure window to the side.

OUTSIDE

Garden to the front with shrub planting and driveway to the side that in turn leads to the garage.

The rear garden compact, is easy maintenance with patio slabs forming a pleasant seating area.

GARAGE

To the side of the property with electric and lighting. Up and over vehicular access door.