



**5a Dracaena Avenue, Falmouth**

Guide Price **£295,000**



**Heather & Lay**  
*The local property experts*



# 5a Dracaena Avenue

## Falmouth

- Detached house
- 2 Double bedrooms
- Open-plan living
- Decked rear garden
- 2 Off-road parking spaces
- No onward chain

### THE LOCATION

What a great location.....from this property the new owner could walk to the town shops, marina or beaches, plus there is a bus stop very close by and of course the universities at Falmouth and Penryn. The town has a brilliant and diverse selection of restaurants and an eclectic mixture of shops, which include national chains, together with quality galleries showcasing local talent. Falmouth's seafront, on the town's southern side, is about a mile away, with sandy beaches, Henry VIII's Pendennis Castle and access to incredible walks and scenery along the South West Coastal Path. Nearby train stations (Falmouth Town and Penmere Halt) provide a convenient link to the mainline at Truro for Exeter and London, Paddington. Falmouth Docks are a major contributor to the town's economy and along with Falmouth University (with campuses in Falmouth and Penryn) and Falmouth Marine School, specialising in traditional and modern boat building, marine engineering and environmental science, ensure an all year round and vibrant community. There are five primary schools, one secondary school in the town and highly regarded independent preparatory and senior schools in Truro. Falmouth boasts the third largest natural harbour in the world.







## THE PROPERTY

Built in 2019 to a high specification, this charming home is "Tardis like". Accommodation comprises an open plan ground floor leading out to a little decked rear garden there is a real feeling of space and light. Upstairs are two bedrooms, surprisingly generous in size, and can easily accommodate king sized beds. To the front are two off-road parking spaces. The property has recently been a "long-let", there is no onward chain and the property will be sold as vacant possession.

**ACCOMMODATION IN DETAIL (ALL MEASUREMENTS ARE APPROXIMATE)** From the front parking area steps down to the UPVC "front door" into the open-plan.....

### OPEN PLAN LIVING/DINING ROOM/KITCHEN

**LIVING ROOM** 24' x 14' (7.32m x 4.27m) Such a bright and surprisingly large room with kitchen to the front, dining space in the middle and lounge area to the rear. Wooden flooring. Window to front and French doors with side panes to the rear leading out to a decked garden. Turning stairs to the first floor. Under stair cupboard. RCD fusebox. Radiator.

**KITCHEN** High spec white base units and black eye level units. Dark worktops with inset graphite coloured one and a half bowl sink and swan neck mixer tap. Built-in electric oven with hob and extractor over. Built-in dishwasher and washing machine. Door to.....

### CLOAKROOM/WC

WC and hand basin.

### FIRST FLOOR

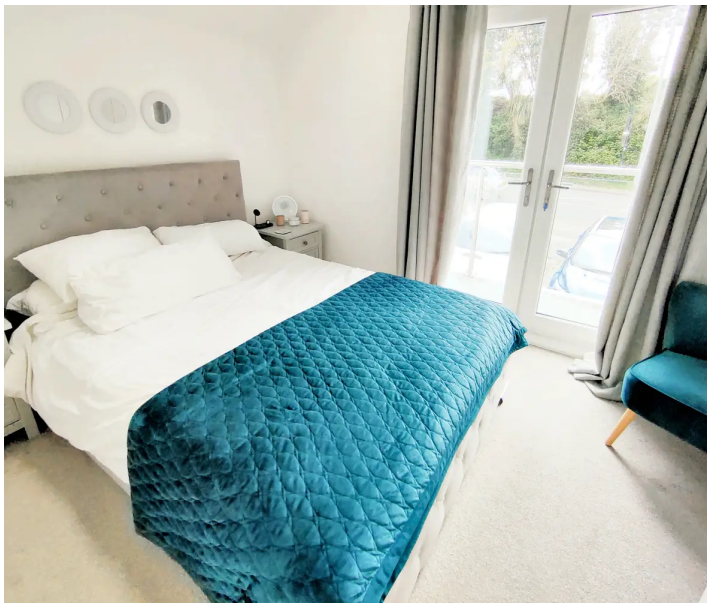
Stairs, with glass balustrade, from the open plan lounge/dining room kitchen to the first floor.....

### LANDING

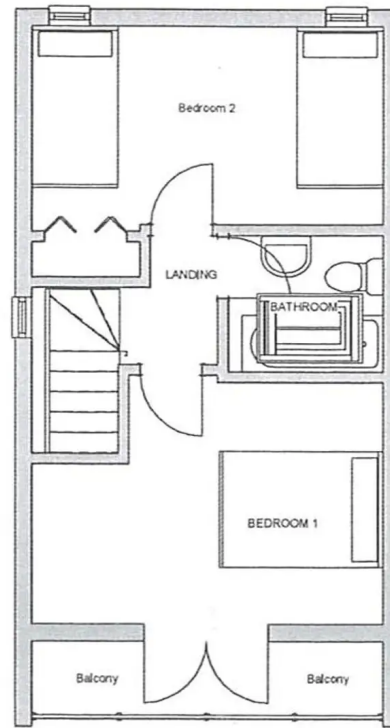
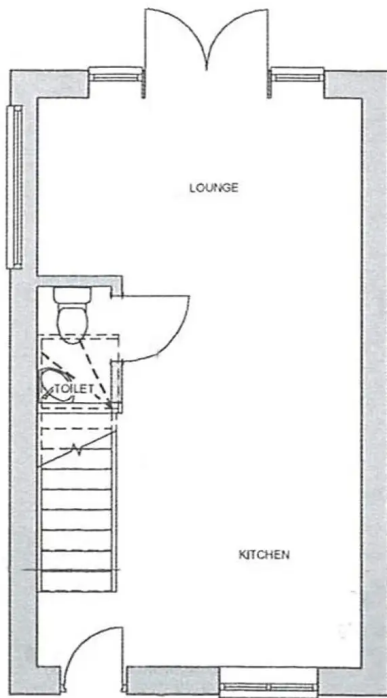
Velux roof window. Doors to two bedrooms and.....

### BATHROOM

White suite, comprising push button flush WC, pedestal hand wash basin, bath with mixer shower over and glass screen to the side. Velux window. Wet-board panels.







**BEDROOM ONE**

11' 10" (3.61m) reducing to 10' 9" (3.28m) x 9' 1" (2.77m) Built-in wardrobes. French door out to a South facing balcony. Velux window. Radiator.

**BEDROOM TWO**

14' 0" x 8' 0" (4.27m x 2.44m) Two windows to rear and a Velux over. Built-in wardrobe. Radiator.

**GARDEN**

**FRONT** A gravelled off-road parking area for two cars. Side access for the air-source heat pump and storage area.

**REAR** A rather nice decked terrace, accessed from the lounge, enjoying evening sunshine.

**OFF STREET PARKING**

2 Parking Spaces

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B



Heather & Lay  
The local property experts



These particulars are set out as a general outline in accordance with the Property Misdescriptions Act (1991) only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

Residential Sales 01326 319767 3 Church Street, Falmouth, Cornwall, TR11 3DN  
sales@heather-lay.co.uk www.heather-lay.co.uk