



3 Penarth Road, Falmouth

Guide Price £350,000



Heather & Lay
The local property experts



3 Penarth Road

Falmouth

- Spacious 3/4 Bedroom Family Home
- Elevated Distant Water Views Across Beacon Road
- Convenient Location Nearby Schools, Amenities & Falmouth Town/Harbour
- Ground Floor Bathroom & First Floor WC
- Gas Central Heating & Double Glazing
- Potential Loft Conversion Subject To Planning Permission
- Resin Driveway Parking For 2 Vehicles & 22' Garage
- Private Enclosed Rear Garden

THE LOCATION

Penarth Road is a small cul-de-sac just off Beacon Road and made up of mostly ex and local authority properties in the heart of Falmouth Town. The property is only 0.3 of a mile from the edge of a whole host of shops, cafes and restaurants that have made Falmouth such a popular coastal Cornish town for all ages. Falmouth is renowned for its beautiful period buildings and wonderful sailing waters; a true sailors town Falmouth has seen a renaissance over the past ten years and offers a vast array of bars, restaurants and pubs to suit all tastes. Famed for its many inspired eateries, festivals and regattas, the town also offers a good selection of shops, from boutiques to high street retailers. No wonder then, that Falmouth is consistently voted in the top ten favourite places to live in the UK.



THE PROPERTY

Penarth Road was built post war in the 1950's and offers spacious accommodation as an end of terraced family home. This well-presented home provides generous accommodation throughout with three bedrooms plus a study/nursery and a WC to the first floor. A large kitchen, separate sitting room and dining areas are located to the ground floor, along with a large family bathroom and an integral garage. The property benefits from distant water views to the front across Beacon Road towards the river and countryside and views across to Penryn to the rear. The rear garden is a sun trap and provides privacy and easy low maintenance with raised flower beds and a modern resin flooring. To the front the boundaries are defined by a low level wall with raised flower beds containing echium and a variety of shrubs. A good-sized driveway, also with the resin flooring, offering space for several vehicles to park off-road plus a 22' long garage with up and over roller door. This property is in a favourable position nearby to amenities, schools and the town itself with transport links and lovely walks towards the river and parks and ideal for families. We highly recommend a viewing.

ACCOMODATION IN DETAIL

(ALL MEASUREMENTS ARE APPROXIMATE)

UPVC half glazed front door leading into...

ENTRANCE PORCH

Two double glazed windows to the side and front. Space for storage and shoes. Half glazed door leading into...

ENTRANCE HALL

Double glazed window to the side. Two white panelled doors leading to the sitting room and kitchen. Staircase to the first floor with a double glazed window to the side half way up. Central heating thermostat. Radiator.

SITTING ROOM

15' 10" x 9' 5" (4.83m x 2.87m)

A generous size and bright sitting room with a gas fireplace with marble effect hearth, surround and mantle. Large side recess. An archway opening to the dining area through to the kitchen. BT Openreach fibre to the premises. Wall lights. Two radiators.





DINING AREA

9' 3" x 9' 2" (2.82m x 2.79m)

French double glazed patio doors lead out into the enclosed rear garden. A raised composite decking offers space for further dining and BBQs. Two archways lead to the kitchen and sitting room providing a lovely social space to enjoy. Vinyl flooring.

KITCHEN

11' 9" x 9' 11" (3.58m x 3.02m)

Double glazed window to the rear overlooking the garden. Good-sized fitted kitchen with plenty of base and eye level units and worktop space with a one and a half bowl stainless steel sink and drainer with mixer tap. Tiled splashback. Integrated fridge/freezer, dishwasher, four ring gas hob and chest height double oven. Space and plumbing for washing machine. Doors to the family bathroom, integral garage and entrance hall. Understairs cupboard. This is an ideal family kitchen with plenty of space, storage and the centre room to the property.

FAMILY BATHROOM

10' 11" x 8' 5" (3.33m x 2.57m)

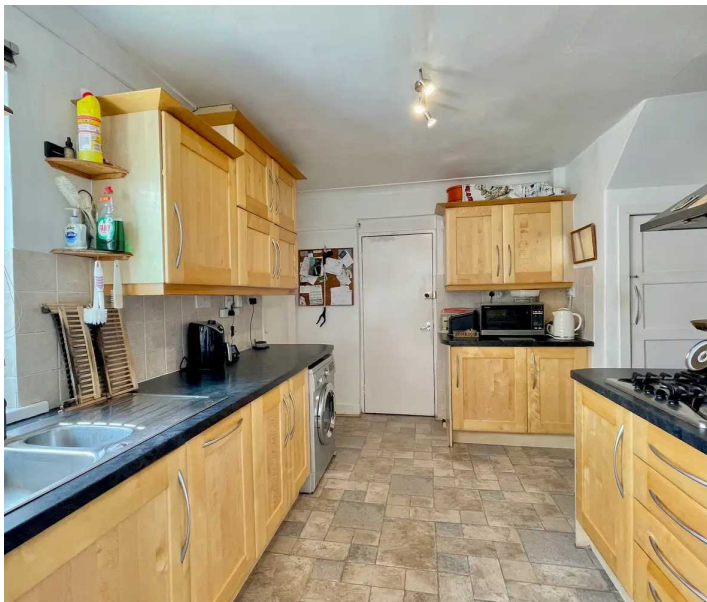
A white suite comprising a corner panelled bath, corner electric shower with a two clear screen doors and panelled surround, wash basin, bidet and WC. Obscure double glazed window to the rear. Tiled surround. Ceiling spotlights. Heated towel radiator.

FIRST FLOOR

Staircase from the entrance hallway to the first floor.....

LANDING

Doors to bedrooms and the study/nursery room. Loft access by ladder which is partially converted for storage with a sky light in the attic room with views towards the river and further potential to convert into a bedroom subject to necessary planning permissions.





BEDROOM ONE

12' 10" x 12' 6" (3.91m x 3.81m)

Large double bedroom with a double glazed window to the front with water views looking across Beacon Road. Fitted wardrobes across the width of the bedroom with mirrored doors. Radiator.

BEDROOM TWO

12' 5" x 9' 3" (3.78m x 2.82m)

Large double glazed window to the rear with distant countryside views and looking across to Penryn. Good sized double bedroom with plenty of space for furniture. Radiator.

BEDROOM THREE

9' 4" x 8' 2" (2.84m x 2.49m)

Double glazed window to the front with plenty of natural light and distant water views across Beacon Road. A good-sized single bedroom with cupboard over the stairs. Radiator.

STUDY/NURSERY

6' 0" x 5' 11" (1.83m x 1.80m)

Useful space as an office/nursery or a storage/dressing area which it is currently used as. Double glazed window to the rear with distant views towards Penryn and countryside. Airing cupboard housing the electric hot water immersion tank with thermostat controls.

WC

Obscure double glazed window to the side aspect, WC and fully tiled surround.





FRONT GARDEN

Low level wall providing the property boundaries to the front with raised flower beds featuring multiple Echium plants. Modern resin driveway providing off-road parking for several vehicles. Access to

GARAGE 22' x 8' 8" (6.71m x 2.64m) Up and over roller garage door, internal door leading to kitchen and a rear double glazed window and half glazed UPVC door leading to the rear garden. Hardstanding floor, water tap in garage and a fibreglass flat roof.

REAR GARDEN

An enclosed and private garden benefitting from a resin finish for ease of maintenance and a recently fitted raised composite decked sun terrace ideal for outside dining and entertaining and accessed from patio doors from the dining room. Raised flower beds to one side and further space in the garden for sun loungers or seating to enjoy in the sunshine. Raised steps and handrail leading up to the rear garage door. Water butt from rear pitched roof and a recently fitted timber fencing offering privacy and shelter.

AGENTS NOTE

This property was mundic tested by surveyors May Whetter & Grose in June 2024 and has a clear A1 result. The surveying company are ready to re-assign this mundic report at no charge for the purchaser to satisfy their lender depending on the result. Please enquire further for more details.

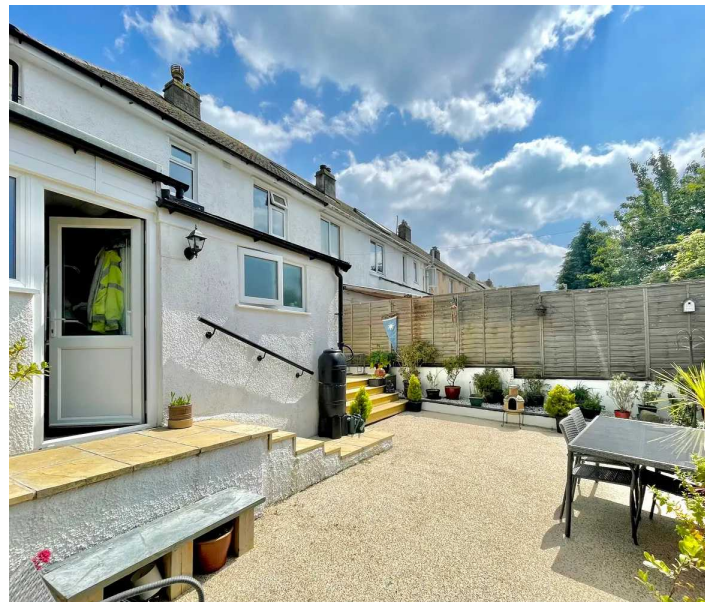
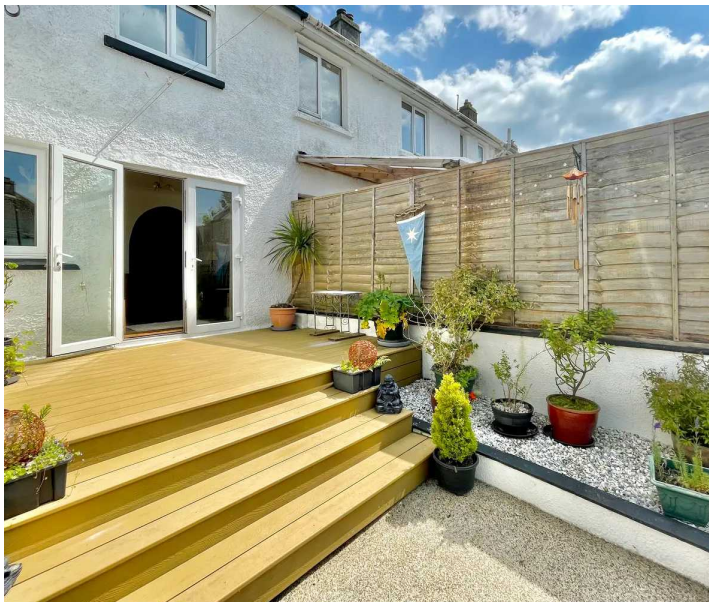
Council Tax band: B

Tenure: Freehold

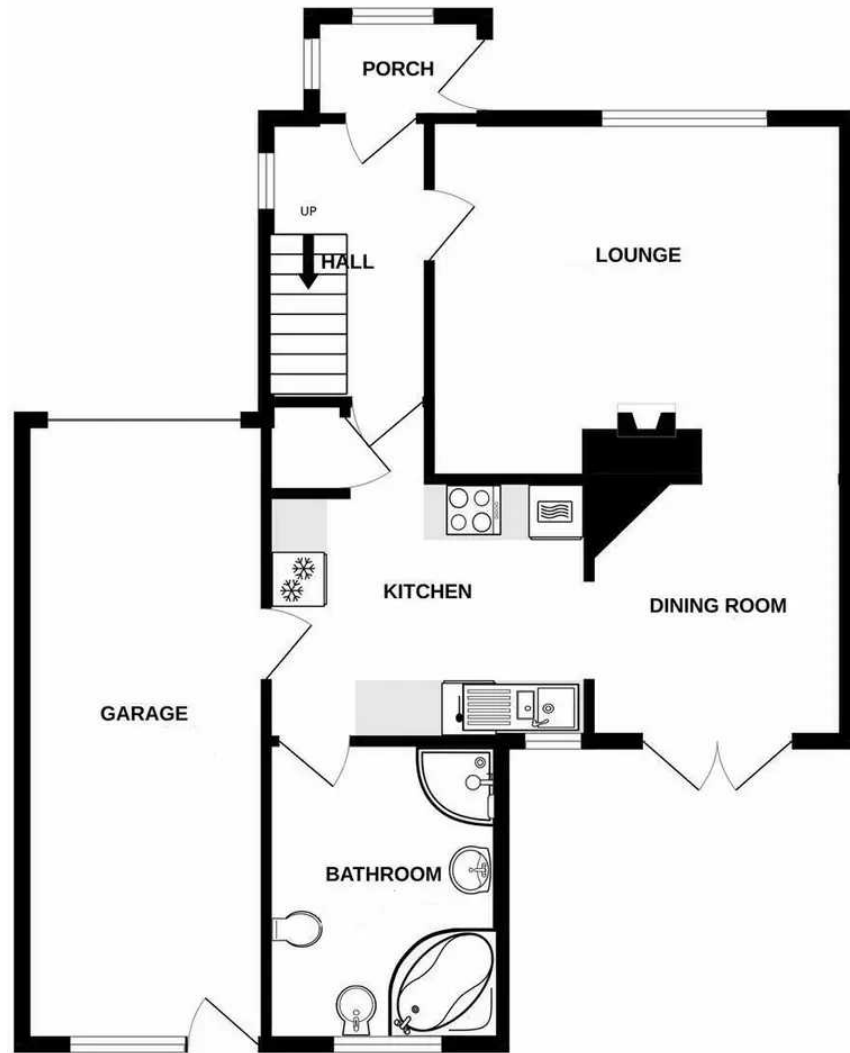
EPC Energy Efficiency Rating: E

SERVICES

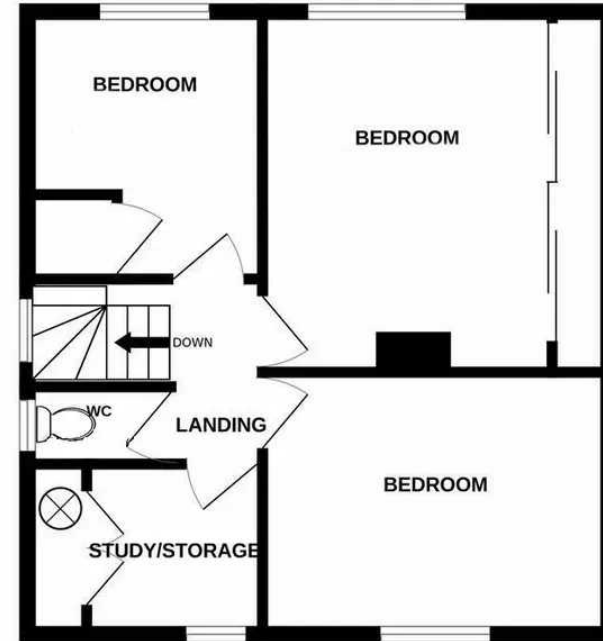
Mains electricity, gas, water & drainage.



GROUND FLOOR
747 sq.ft. (69.4 sq.m.) approx.



1ST FLOOR
452 sq.ft. (42.0 sq.m.) approx.



TOTAL FLOOR AREA : 1198 sq.ft. (111.3 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.
Made with Metropix ©2023

Heather & Lay
The local property experts



Heather & Lay

3 Church Street, Falmouth - TR11 3DN

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



Heather & Lay
The local property experts

This publication is not an agreement or an invitation with the Property Ombudsman and is not intended to be used as a guide to the law. The Property Ombudsman is not a solicitor and does not provide legal advice. The Property Ombudsman is not a company and does not have a company number. The Property Ombudsman is not a member of any professional body and is not regulated. The Property Ombudsman is not a financial institution and is not authorised to accept deposits or to provide any other financial services. The Property Ombudsman is not a charity and does not have charitable status. The Property Ombudsman is not a public body and is not subject to the Freedom of Information Act 2000. The Property Ombudsman is not a public body and is not subject to the Freedom of Information Act 2000. The Property Ombudsman is not a public body and is not subject to the Freedom of Information Act 2000.