

## 11 Tuke Close, Falmouth

Guide price £260,000 Freehold

First time to the market in over 28 years, this well proportioned family home is situated on a popular cul-de-sac. Garage with parking available, enclosed front and rear gardens, gas central heating and double glazing.



**THE PROPERTY** – Tuke Close was built in the 1970's and has since established itself as a popular Close for residents and families. Number 11 is nicely positioned, tucked in the corner of the cul-de-sac as an end of terrace. Enclosed with rear and front gardens to enjoy summer sunshine for much of the day. There are three bedrooms all with storage cupboards and benefitting from plenty of natural light. Further accommodation includes a sunroom, kitchen/diner, and a separate sitting room, as well as a family bathroom and a ground floor WC. A garage to the rear of the property is accessed from a rear door or the rear gate as well as a up and over roller door which parking is available in front. A modern gas combination boiler, double glazing and spacious accommodation all make this a great first purchase, investment purchase or family home. This property is in a favourable position nearby to amenities, schools and a commute to town itself with transport links, lovely walks and parks nearby, ideal for families and we recommend to view this home.



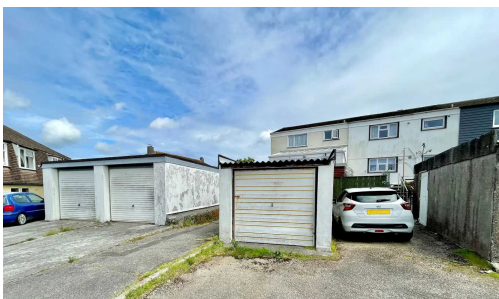
- Spacious Three Bedroom Family Home
- Cul-de-sac Location With An Open Green Space
- Nearby Schools, Amenities & Transport Links
- Separate Sitting Room & Sun Room
- Kitchen/Diner
- Ground Floor WC & First Floor Family Bathroom
- Front & Rear Enclosed Gardens
- Garage & Parking

Council Tax band: B

EPC: C

Tenure: Freehold

Services: Mains water, electricity, gas and drainage.



**THE LOCATION** Tuke Close is situated within a popular residential area on the outskirts of Falmouth, with the town, harbourside and seafront all within approx 1.6 miles of the property. The development was built in the 1970's and benefits from plenty of amenity space with an open green area to be found just outside the property. This home is positioned near the end of a cul-de-sac on an end of a terrace. Nearby is Falmouth School, Hospital, local amenities and Tregonigie Woodland which provides access down to Swanpool Nature Reserve and beach. Public transport is available by way of multiple bus stops close by and a short walk to Penmere train station links you to Truro and its main line direct to London Paddington. Falmouth is famed for its many festivals and regattas, the town also offers a vast array of bars, restaurants and pubs to suit all tastes and 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.

**ACCOMODATION IN DETAIL** (ALL MEASUREMENTS ARE APPROXIMATE) UPVC half glazed front door leading to....





**ENTRANCE HALL** Glazed wooden door providing access to the sitting room and a wooden door to the rear hallway. Staircase leading to the first floor. Useful under stairs storage area or potential to create understairs cupboards. Wooden effect laminate flooring. Radiator.

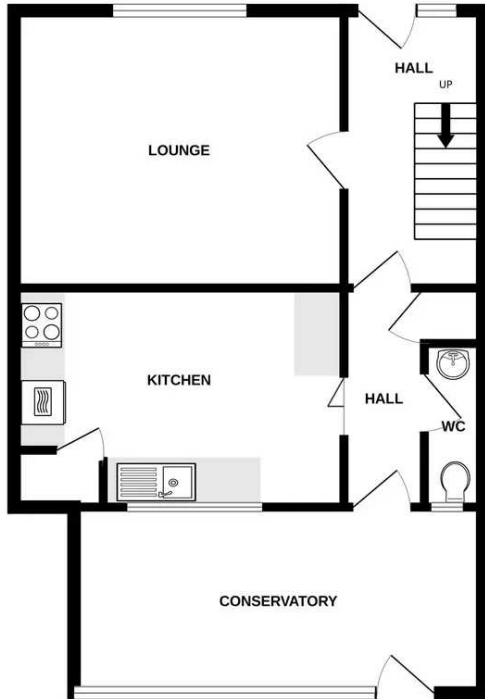
**SITTING ROOM** 14' 4" x 12' 1" (4.37m x 3.68m) Generous size room with large double glazed window to the front overlooking the front garden. Radiator.

**REAR HALL** Wooden doors providing access to the kitchen/diner, WC, rear conservatory and a storage cupboard housing the electric fuse box.

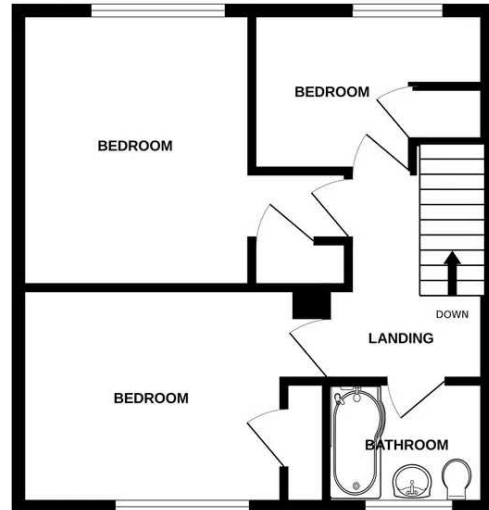
**KITCHEN/DINER** 14' 4" x 9' 6" (4.37m x 2.90m) Bright room with space for a table and chairs. Large double glazed window to the rear. A range of base and eye level units and worktops with inset stainless steel sink and drainer with mixer tap. Tiled splashbacks. Oven with four ring gas hob and stainless steel extractor fan over. Space for fridge freezer, washing machine and dishwasher. Cupboard housing gas combination boiler. Tiled flooring. Radiator.

**SUN ROOM/CONSERVATORY** 16' 9" x 8' 0" (5.11m x 2.44m) UPVC double glazed windows with distant countryside views. Polycarbonate pitched roof. UPVC double glazed rear door leading out onto the rear terrace and garden. Tiled flooring.

**GROUND FLOOR**  
586 sq.ft. (54.5 sq.m.) approx.



**1ST FLOOR**  
440 sq.ft. (40.9 sq.m.) approx.



TOTAL FLOOR AREA : 1026 sq.ft. (95.3 sq.m.) approx.

This plan is an estimate and is not intended to be used as a basis for any legal proceedings. It is for illustrative purposes only and should not be used as a basis for any legal proceedings. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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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**WC** Wash basin and WC with shelving and tiling surround. Obscure double glazed window to the rear. Tiled flooring.

**FIRST FLOOR** From the entrance hallway, stairs leading to the first floor.....

**LANDING** Doors to three bedrooms and family bathroom. Loft access.

**BEDROOM ONE** 13' 5" x 9' 6" (4.09m x 2.90m) Large double bedroom. Double glazed window to the rear with distant countryside views looking across to Penryn. Storage cupboard. Radiator.

**BEDROOM TWO** 12' 2" x 10' 2" (3.71m x 3.10m) Another good sized double bedroom with a double glazed window to the front overlooking the front garden and open green space. Storage cupboard. Radiator.

**BEDROOM THREE** 10' 3" x 7' 1" (3.12m x 2.16m) Double glazed window to the front overlooking the front garden and open green space. A good sized single bedroom with cupboard over the stairs. Radiator.

**FAMILY BATHROOM** 6' 11" x 5' 5" (2.11m x 1.65m) White three piece suite comprising panelled bath with mains shower over, wash basin and WC. Obscure double glazed window to the rear. Heated towel radiator. Vinyl flooring and fully tiled surround.

**FRONT GARDEN** Pathway leading to the front door. Mainly laid to lawn with hedges and wooden fencing providing its boundaries. From the front garden a pedestrian pathway leads to the side of the property to access the garage, rear garden and parking area of Tuke Close.

**REAR GARDEN** A tiered garden enclosed by a low wall and wooden fencing. A raised decked area accessed from the sun room is ideal for entertaining and outside dining with afternoon/evening sunshine and distant countryside views across to Penryn. Steps lead down to a rear wooden gate and pedestrian door access to ....

**GARAGE** 19' 2" x 9' 2" (5.84m x 2.79m) Up and over roller door. Power and light. Rear door to access the rear garden. Parking is available to the front of the garage and residential parking also nearby on Tuke Close cul-de-sac.