



10 Polventon Close, Falmouth

Guide Price £365,000 Freehold



Heather & Lay
The local property experts

- Appealing, modernised link-detached bungalow
- Delightful cul de sac, edge of town position
- Lovely bright two bedroom accommodation
- South facing 65' deep landscaped rear garden
- Replaced gas boiler central heating
- UPVC double glazed windows
- Level access & garden
- Garage & 3 car drive parking
- A particularly good example!

THE PROPERTY

This thoroughly appealing link-detached bungalow is a real 'find' providing comfortable, modernised living in a lovely accessible location. The garden size and its orientation facing South with open sky and wooded outlook to the rear, is a delight, where there is a feeling of space and privacy. The bungalow and its two bedroom accommodation has been modernised in recent years with a replacement bathroom, gas boiler fueling radiator central heating and hot water supply and has UPVC double glazed windows. All is light and bright with an easy flow from the living room via sliding patio doors out onto the terrace and garden. The tarmac driveway parks three cars in tandem leading to a single garage. All in all, this is a great example of a detached level access and garden bungalow in a lovely spot - thoroughly recommended.

Council Tax band: C

EPC: D

Services: Mains electricity, gas, water & drainage





THE LOCATION

Polventon Close is a select cul de sac of nicely spaced homes lying off Venton Road on the outskirts of Falmouth. This area is very popular, set along a no-through road and adjoining a wooded nature reserve with stream running by. A bus service along the road runs to and from Falmouth town and seafront and within a 10-minute walk, through a 'nip' is the excellent early 'til late Co-op and the shops at Boslowick.

ACCOMMODATION IN DETAIL

(ALL MEASUREMENTS ARE APPROXIMATE)

UPVC front door into....

ENTRANCE PORCH

Obscure UPVC double glazed window to side, door ahead to covered passageway, to garage and rear garden. Obscure glazed door

HALLWAY

Of 'L' shape. Radiator. Access to loft space. Doors to all rooms. Door to coat/utility cupboard with coat hooks. Electric Consumer Unit.

SITTING/DINING ROOM

15' 2" x 11' 7" (4.62m x 3.53m) Lovely garden facing room with a 9' 6" (2.9m) wide UPVC double glazed sliding patio door overlooking and out onto the terrace and garden. Open fireplace and surround. Shelved recesses to sides. Radiator.

KITCHEN

8' 10" x 8' 8" (2.69m x 2.64m) With lovely view via UPVC window over the rear garden. Stylish flush fronted matt sage coloured range of base and eye level cupboards with roll top work surface and inset stainless steel sink and drainer with mixer tap. Space for cooker, fridge/freezer and washing machine. Door to SHELVED PANTRY. Doorway through to covered passageway, to garage and rear garden. .





BATHROOM

6' 5" x 5' 10" (1.96m x 1.78m)

Refitted in recent years, in white with pedestal hand basin, dual flush WC and panel bath with tiled surround and 'Triton' electric shower over. Chrome heated towel radiator. Obscure UPVC double glazed window to side. Shaver point.

BEDROOM ONE

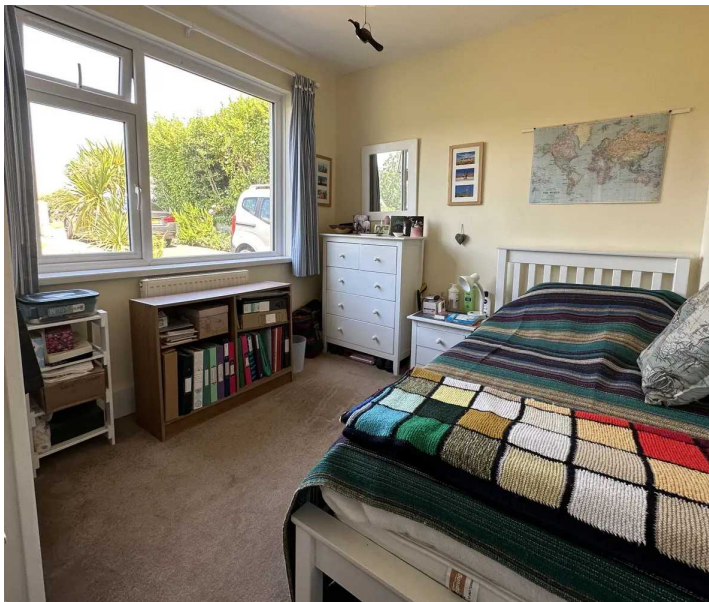
14' 6" x 10' 8" (4.42m x 3.25m)

A spacious room with picture window overlooking the front garden and with open outlook towards woods at the Nature Reserve. Built-in bookcase. Radiator.

BEDROOM TWO

10' 0" x 8' 7" (3.05m x 2.62m)

UPVC double glazed window to front and garden and open view. Radiator.





FRONT GARDEN

from the cul de sac road twin posts onto a tarmac drive to park three cars in tandem, leading to the garage. The garden is about 50' (15.24m) deep, mostly laid to lawn with shrub, plant and small tree borders, containing a selection of firs, roses, a broom, azalea, hydrangea and rhododendron.

REAR GARDEN

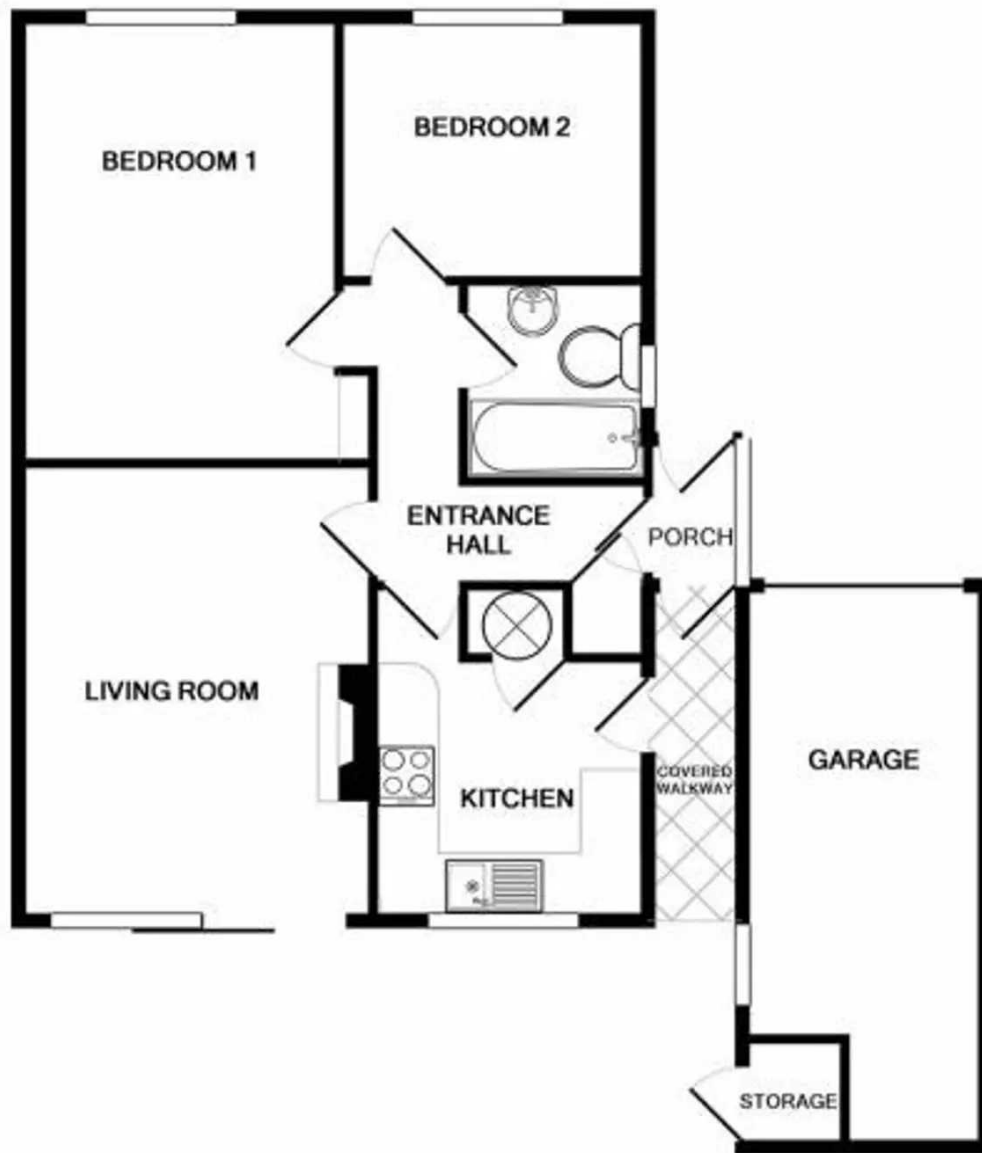
Carefully landscaped and perfectly orientated, this is a lovely space to enjoy summer sunshine for much of the day, measuring a healthy 65' (19.81m) deep and about 35' (10.67m) wide, relatively level, enclosed and delightful with its flint chipped terrace leading from the living room patio doors to gentle steps and along wide pathways. Delightfully colourful beds and borders containing shrubs and perennial plants, specimens include a birch and eucalyptus trees, rhododendron, fig and camelia. Fruit bushes and raised produce beds. There is a pergola and a timber..... SUMMERHOUSE 7' 10" x 6' (2.39m x 1.83m) with double doors opening out onto the terrace. From the garden there is a pleasing sky and open outlook to East, South & West with distant views to treetops at the Nature Reserve. Outside tap and light. UPVC door leads to the side passageway, garage into the bungalow.

GARAGE

19' x 8' (5.79m x 2.44m) Up and over metal door. Power and light. Door to side passage, leads to bungalow and garden.







10 POLVENTON CLOSE FALMOUTH TR11 4JS
TOTAL APPROX. FLOOR AREA 72.0 SQ.M. (775 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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