



52 Messack Close, Falmouth

Guide Price £350,000



Heather & Lay
The local property experts

52 Messack Close

Falmouth

THE PROPERTY

We like Messrs Wimpey Homes design which was built in the 1970's, favouring comfortable proportions and decent space around. This one is exciting for those seeking establishment and privacy in an enclosed garden, being semi-detached with a side access.

Accommodation is spacious and bright, with three bedrooms and a modern shower room upstairs. Downstairs is a separate sitting room and a kitchen diner with sliding patio doors leading out into the rear enclosed garden remarkably private. As you enter the property you are welcomed into a modern front porch with a window and skylight offering natural light and there is space for coats and shoes. The rear garden is mainly laid to lawn with a raised decked area and further patio space, all ideal for multiple seating areas, outside dining and BBQing. What was formerly the garage is now split into two rooms; one with a door to the front for a storage area and a utility area with electric and plumbing available, and a side door to the rear which is currently used as an office/garden room with the added benefit of a shower room again with electricity supply and water. Windows and doors are modern with uPVC double glazing and a modern gas-fired combination boiler fuelling the radiators and hot water supply. To the front is a private driveway as well as two parking spaces in tandem to the side of the property. Overall this is an impressive family home offering plenty of natural light, spacious modern living and with a convenient location in Falmouth making it an ideal family home. Highly recommended for a viewing to fully appreciate this home and is available with no onward chain.







- Modern & Stylish Property With Garden/Office Room
- Three Good Sized Bedrooms With Storage
- Two Driveways Providing Ample Private Off-Road Parking For Three Vehicles
- Modern Double Glazing Throughout & Recently Installed Gas Combi Boiler
- Kitchen/Diner & Separate Sitting Room
- Bright & Spacious Family Home
- Enclosed Rear Garden
- Convenient Location With Access To Swanpool Beach, Penmere Station & 'Early Til Late' Co-Op
- Nearby Schools & Amenities

THE LOCATION

Messack Close is a popular 'no through road', in a much favoured and elevated situation on the outskirts of Falmouth, within about one mile from the town, harbourside and Swanpool Nature Reserve and beach. The location is convenient for local shops including an excellent 'early till late' Co-op, great as ones 'corner shop. Primary Schools at Mongleath (St Marys & St Francis Schools) and Marlborough School are nearby, as is Falmouth's community secondary school & college on Trescobeas Road. The property was built in 1975 during a time of less intensive development than is the norm today, resulting in relatively lower density housing with decent garden size and spacing, often lacking in the town's more recent schemes. There is a regular bus service nearby, providing access to Falmouth and Penmere Train Station located at the other end of Boslowick road which offers railway links into Falmouth Dell, The Docks, Penryn and Truro, with links to Penzance, London Paddington and other principal cities. You will also find excellent walks, countryside and cycle routes all on your doorstep as well as Falmouth Golf Club and other social clubs like sea swimming, tennis, squash and many more. 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.





ACCOMMODATION IN DETAIL (ALL MEASUREMENTS ARE APPROXIMATE)

A composite and half glazed front door with a triple lock design for security entering into ...

ENTRANCE PORCH 5' 7" x 5' 4" (1.70m x 1.63m)

A sizeable and welcoming modern front porch, added by the current owners in recent years and benefitting from extra space to the home for your coats and shoes. Double-glazed window to the front aspect and a skylight above provides plenty of natural light.

ENTRANCE HALLWAY

uPVC double glazed internal door, staircase rising to the first floor and two modern glazed doors providing access to the sitting room. Laminate flooring and a radiator.

SITTING ROOM 13' 7" x 12' 6" (4.14m x 3.81m)

A large and bright room with a large double-glazed window to the front aspect, overlooking the garden & driveway. Modern glazed double doors provide plenty of natural light through to the kitchen/diner and a lovely social space and connection between both living areas. Connecting to the kitchen/diner with modern glazed double doors provides plenty of natural light and a lovely social space for this family home. Understairs cupboard, BT Openreach master socket for fibre broadband, cupboard housing the modern electric fuse box and thermostat control. Radiator. Continuation of laminate flooring.

KITCHEN/DINER 15' 8" x 10' 5" (4.78m x 3.18m)

Dual aspect room with double glazed windows to the side and rear aspect plus a sliding glazed door leading out to the rear garden. A lovely social area to the property with space for dining and sliding doors leading out to the garden for further outside dining and BBQing. Fitted kitchen with plenty of base and eye-level cupboards with a good amount of worktop surfaces. Integrated dishwasher, oven with four ring gas hob and extractor hood above, 1.5 bowl sink with mixer tap and tiled splashback. Space for fridge freezer and a cupboard for a washing machine with plumbing available. Attached to the wall is a gas combination boiler installed approx. a year ago fuelling the radiators and hot water. Vinyl flooring and radiator.





FIRST FLOOR

A double-glazed window to the side aspect provides natural light to the first floor. White panelled doors provide access to the three bedrooms and family bathroom. Loft hatch above.

BEDROOM ONE 13' 5" x 8' 8" (4.09m x 2.64m)

Spacious and bright double-sized bedroom with a large double-glazed window to the front aspect, overlooking the garden and driveway. Fitted wardrobes with mirrored doors. Radiator.

BEDROOM TWO 9' 4" x 9' 2" (2.84m x 2.79m)

A Large double-glazed window overlooking the rear garden and a pleasant lightly wooded outlook over rooftops and beyond. Another double sized bedroom. Large storage cupboard. Radiator.

BEDROOM THREE 10' 4" x 6' 8" (3.15m x 2.03m)

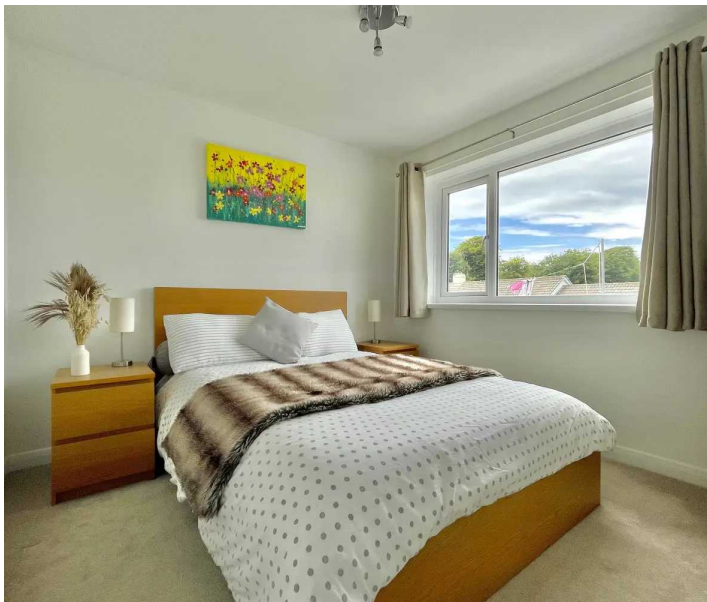
Double-glazed window to the front aspect with a similar outlook to the main bedroom. A cupboard over the stairs offers plenty of storage. A good sized single bedroom or office space. Radiator.

FAMILY BATHROOM

A modern white three-piece suite comprising a panel bath with mixer tap, mains shower fixing over, fully tiled surround and a clear glass screen, wash basin with mixer tap and cupboards underneath and WC with low-level flush. Obscure double-glazed window to the rear aspect. Wood effect laminate flooring. Heated towel radiator. Ceiling light and extractor fan.

GARDEN/OFFICE/SHOWER ROOM 13' 1" x 10' 7" (3.99m x 3.23m)

Formerly the garage of this property and converted into a garden/office space in 2021 which is now a great addition to this family home. Accessed from the rear garden a uPVC door enters into a good-sized room which the current owner uses as an office space and currently houses a sofa bed. Double-glazed window to the side aspect, electric heated radiator and wood effect flooring. A wooden sliding door accessing a shower room with a shower cubicle, fully tiled surround, electric shower over, wash basin, WC, extractor fan, electric heated towel radiator and spotlights.









STORAGE/UTILITY ROOM

A convenient storage space equipped with electricity and plumbing connections, as well as space for laundry appliances such as a washing machine and a tumble dryer. uPVC double-glazed door to enter and a double-glazed window to the side. Separate electric fuse box for the garden/office room and this utility/storage room. Fibreglass flat roof above.

OUTSIDE

FRONT GARDEN

Low level timber bordered edges surrounding a gravelled driveway and a slate pathway leading to the front door with wooden posts and rope to one side. A further driveway area to the side of the property with a modern timber gate providing access to the rear garden.

REAR GARDEN

A generously sized and slightly raised decked area ideal for outside dining and BBQing leading out from the kitchen/diner rear sliding doors. A step down to a lawned area and some planting of shrubs to the rear with a door accessing the garden/office room. A separate set of steps with glass and wooden balustrade from the decking lead down to a patio area with a door accessing the storage/utility room and a side gate leading out to the front and driveway. Timber fencing and a wall provide the boundaries for the enclosed garden.

DRIVEWAY PARKING

A long driveway extends right the way down the side of the house with space for two vehicles in tandem and a further parking space has been created to the front on a gravel driveway for one vehicle. Low level wall to the side.

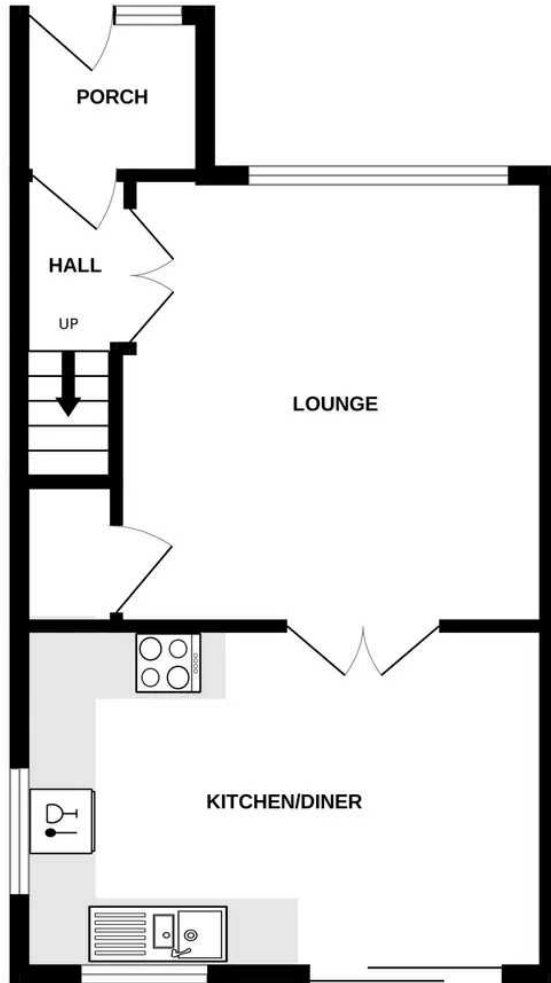
Council Tax band: C

Tenure: Freehold

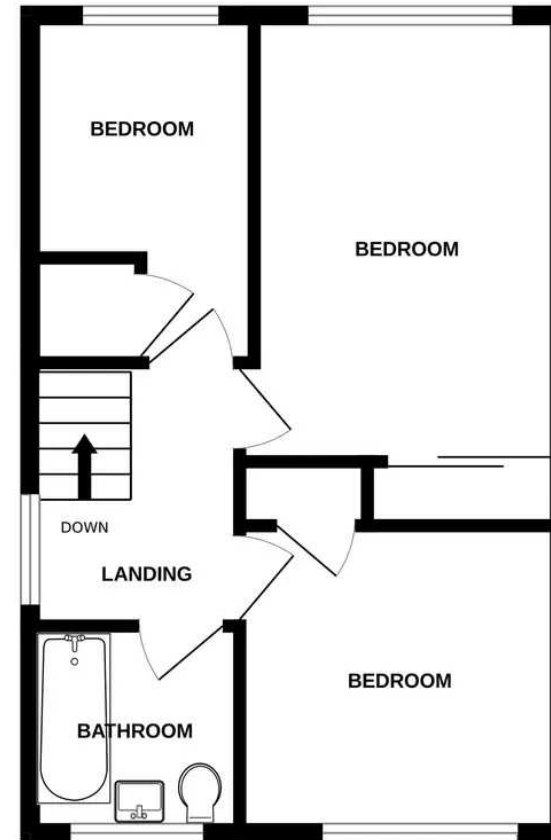
EPC Energy Efficiency Rating: C

Services: Mains electricity, gas, water & drainage

GROUND FLOOR
402 sq.ft. (37.4 sq.m.) approx.

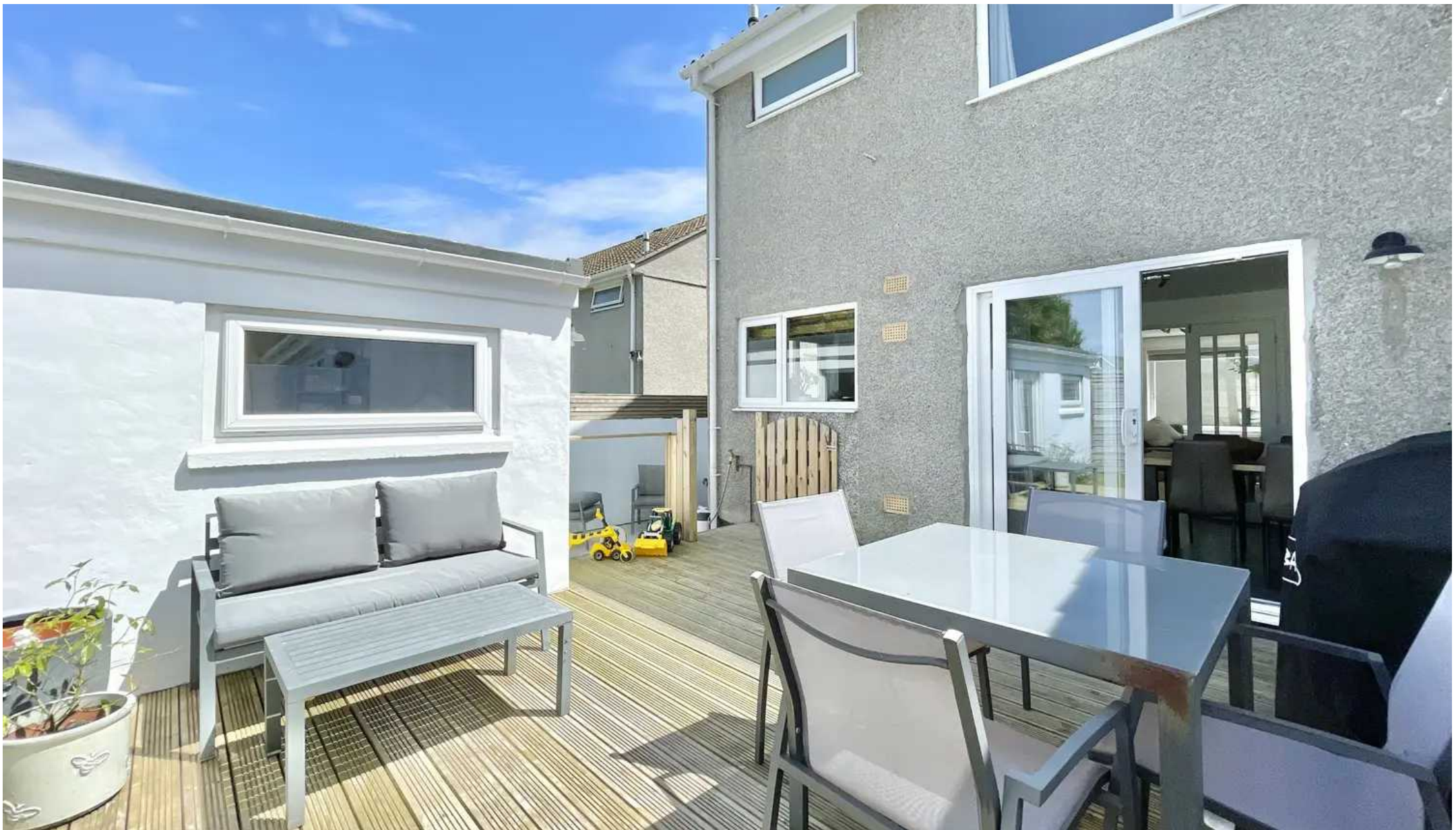


1ST FLOOR
385 sq.ft. (35.7 sq.m.) approx.



TOTAL FLOOR AREA : 787 sq.ft. (73.1 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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