



30 Dracaena Avenue, Falmouth

Guide Price £550,000



Heather & Lay
The local property experts

30 Dracaena Avenue

Falmouth

Spacious 1930s home with 5 bedrooms, generous room sizes, modern kitchen, Southwest-facing garden & parking. Ideal Falmouth location near amenities, schools, beaches, and transport links. A perfect blend of charm and modern comfort.

THE PROPERTY

Beautifully modernised, this home was built in 1932 and as with most properties of that era the room sizes are much more generous than the modern equivalent. On the ground floor a spacious welcoming hall leads into a cloakroom/wc, separate lounge, dining room and into a large kitchen/breakfast room with French doors facing Southwest, out to the rear garden. There is a further room downstairs which is currently used as a fifth bedroom. There are four bedrooms and a bathroom on the first floor and plenty of cupboard and storage space throughout. A 'Vaillant' gas boiler fuels radiator central heating and hot water and windows are UPVC double glazed. The rear garden is richly stocked, enclosed and Southwest facing. To the front is ample driveway parking for multiple cars and/or boat, leading to the garage.

Mundic - Clear, Class A mundic test

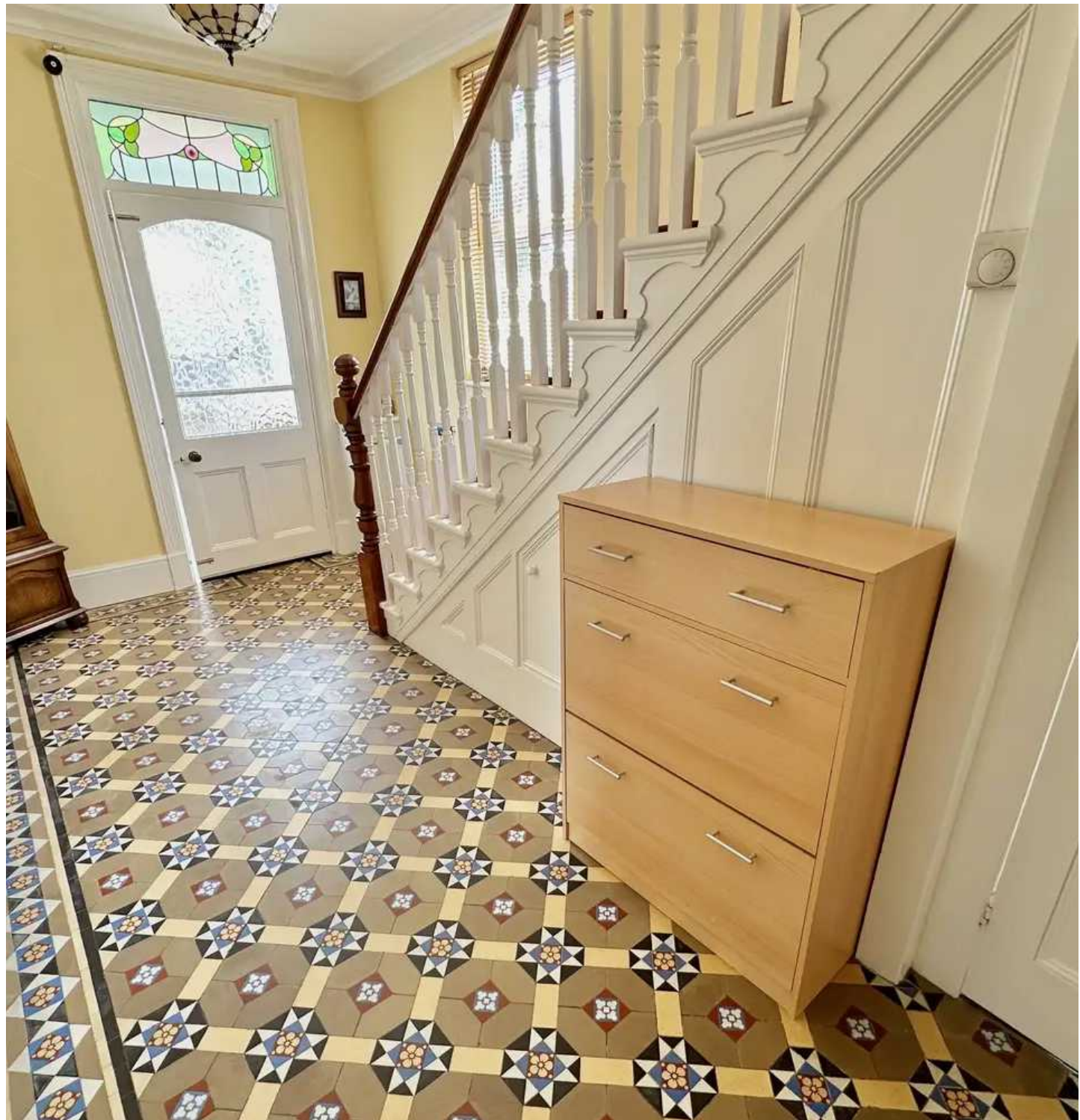
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

Services: Mains electricity, gas, water & drainage



- Large semi-detached family home
- Convenient location for town & beaches
- Many characterful features
- 5 Bedrooms
- Sitting & dining room
- Kitchen/breakfast room extension
- Large rear garden with planning in principle for single dwelling PA23/01571
- Garage & workshop

THE LOCATION

Dracaena Avenue is the arterial road leading through Falmouth, to Pendennis Castle, Drive and beaches, where the property is comfortably within three quarters of a mile reach of Falmouth town, harbourside and seafront. Falmouth has a diverse selection of restaurants and an eclectic mixture of individual shops as well as national chains, together with quality galleries showcasing local talent. Nearby train station (Penmere halt) provide a convenient link to the mainline at Truro for Exeter and London, Paddington. There are five primary schools and 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 and is renowned for its maritime facilities which offer some of the best boating and sailing opportunities in the country. The town is consistently ranked as one of the top five places to live in the UK.





ACCOMMODATION IN DETAIL

(ALL MEASUREMENTS ARE APPROXIMATE)

From the driveway, steps up to the half glazed front door into...

ENTRANCE PORCH Tessellated tiled floor. Half glazed door into.....

ENTRANCE HALLWAY A spacious hallway with continuation of tessellated tiled floor. UPVC double glazed window to side. Wide staircase to first floor. Under stair cupboard. Radiator. White panelled doors to cloakroom/WC, ground floor bedroom, dining room (through to kitchen) and....

SITTING ROOM 15' 9" x 14' 8" (4.80m x 4.47m)

UPVC double-glazed bay window to front with stained glass over panes. Fireplace with coal effect gas fire. Timber mantle and marble back and hearth. Radiator.

DINING ROOM 13' 11" x 11' 10" (4.24m x 3.61m)

Chimney breast with built-in cupboards and shelving in recesses on either side. Gas fire. Wood flooring. Radiator. Double doors with glass over panes into...

KITCHEN/BREAKFAST ROOM 23' 0" x 11' 8" (7.01m x 3.56m)

Spacious room with UPVC double glazed sliding patio doors out onto the rear terrace and garden. UPVC double glazed windows to side and rear and three Velux roof windows flooding light into the room. Karndean flooring with electric underfloor heating. Range of wooden fronted base and eye level cupboards and drawers with stainless steel handles. Ample work surface with inset composite sink and drainer with mixer tap. Chest height oven and grill. Gas hob with stainless steel extractor over. Space for white goods and space and plumbing for washing machine and dishwasher.

GROUND FLOOR BEDROOM 11' 5" x 10' 3" (3.48m x 3.12m)

UPVC double glazed window to side. Pedestal hand basin with tiled splashback.

CLOAKROOM/WC

Obscure UPVC double glazed window to side. Low flush WC and wall mounted hand basin with tiled splashback.



FIRST FLOOR From the entrance hallway turning staircase to the first floor.....

LANDING UPVC double-glazed window to side. Spacious landing with panel door to large airing cupboard, four bedrooms and family bathroom. Access to partially boarded loft with retractable ladder.

BEDROOM ONE 15' 9" x 10' 2" (4.80m x 3.10m)
UPVC double-glazed bay window to front with stained glass over panes. Fitted wardrobes and cupboard space incorporating built-in hand basin. Radiator.

BEDROOM TWO 14' 0" x 8' 10" (4.27m x 2.69m)
UPVC double-glazed window overlooking the rear garden. Extensive built-in mirror-fronted wardrobe and cupboard space along one wall. Radiator. Wash basin with cupboard beneath and lit mirror above.

BEDROOM THREE 10' 6" x 9' 5" (3.20m x 2.87m)
UPVC double-glazed window to front. Curtained storage area. Radiator.

BEDROOM FOUR 10' 6" x 7' 0" (3.20m x 2.13m)
UPVC double-glazed window to rear. Currently used as a work from home office.

FAMILY BATHROOM 10' 6" x 4' 9" (3.20m x 1.45m)
Obscure UPVC double glazed window to rear. Partial wall tiling. Three piece suite comprising corner bath with shower over, low flush WC and pedestal hand basin. Radiator.

GARDEN Boasting a variety of established and beautiful shrubs, trees and plants. A paved patio area located to the kitchen rear makes for a great entertaining space during those summer evenings.

TIMBER SHED 10' x 8' (3.05m x 2.44m)

ALUMINIUM GREENHOUSE 8' x 6' 3" (2.44m x 1.91m)

GARAGE Single garage with ample driveway parking for multiple cars and/or boat.





GROUND FLOOR
1151 sq.ft. (107.0 sq.m.) approx.

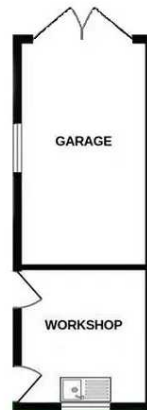


1ST FLOOR
634 sq.ft. (58.9 sq.m.) approx.



TOTAL FLOOR AREA : 1785 sq.ft. (165.8 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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Heather & Lay

3 Church Street, Falmouth - TR11 3DN

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

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