



## 156 Longfield, Falmouth

Guide price £265,000 Freehold

Recently installed kitchen & bathroom with further potential to put their own stamp on the property whether a first time buyer, investor, a couple or family. Garage, front & rear gardens and three bedrooms. Schools, amenities, train station and Swanpool beach all within approx 1 mile walk. UPVC double glazing.

NO ONWARD CHAIN.

- \* Suitable For Mortgage Buyers
- \* Opportunity To Create Your Own Home
- \* Three Bedrooms & A Large Living/Dining Room
- \* Garage & Residents Parking
- \* Front & Rear Gardens
- \* Recently Installed Kitchen & Bathroom
- \* Walkable Distance To Schools, Amenities & Penmere Train Station
- \* Town & Swanpool Beach Approx 1.5 Miles Away

### THE PROPERTY

Built in the 1980's this mid terraced house, of five, is offering potential to put your own stamp on and enjoy the convenient position in Falmouth. The property is elevated with a lovely open outlook across to Tregoniggie Nature Reserve and further wooded outlook from the rear aspect. On the ground floor is dual aspect living/dining room with wooden floorboards throughout. The kitchen has been recently fitted with new cupboards, sink and worktop surfaces and space and plumbing for utilities.



The first floor provides three bedrooms, two doubles and a single, together with a bathroom also recently installed with a bath, WC and wash basin. UPVC double-glazed windows and doors throughout and we understand there is a gas connection to the property. The front garden is accessed from a small cul-de-sac position with steps down one side and a sloped lawn to the other. The rear garden is tiered, mainly laid to lawn with a paved pathway and steps leading to the rear gate providing access onto Longfield itself. Both gardens are low maintenance enclosed with timber fencing. There is plenty of residents parking available to the front and rear and a garage can be found nearby to the front in a block of three. Available with no onward chain.



### THE LOCATION

Longfield is a popular location for those seeking a Falmouth address but with quiet residential living at heart. It is convenient too, about one mile from the town, harbourside and seafront, whilst local shops and two primary schools are within a few minutes' walk. The recent Co-op is a welcome addition and a great facility on one's near doorstep, opening early 'til late. Falmouth is a thriving and vibrant town with an eclectic mixture of independent and national shops, many galleries showcasing local art and crafts and an excellent and varied selection of places to eat and drink. Events Square and the National Maritime Museum regularly host activities and events throughout the year including Falmouth Classics, Falmouth Week and the Oyster and Sea Shanty festivals. Falmouth seafront faces south over the Bay with sandy beaches and access to the Southwest coastal path leading back to Swanpool near to the house. No wonder then, that Falmouth is consistently voted in the top five favourite places to live in the UK.





## ACCOMMODATION IN DETAIL (ALL MEASUREMENTS ARE APPROXIMATE)

Portico to UPVC double glazed front door into....

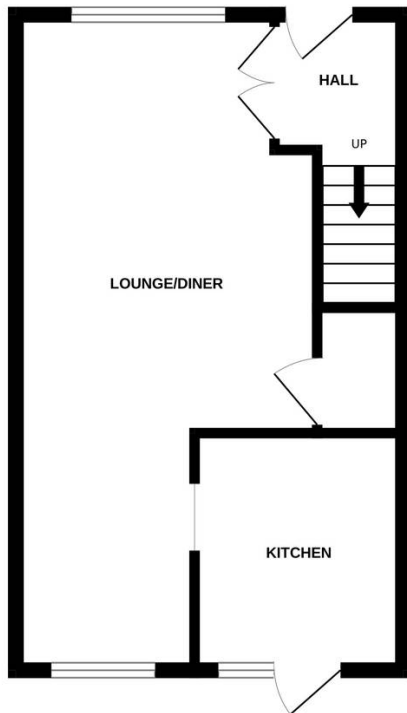
**ENTRANCE HALL** Stairs rising to the first floor. Wooden floorboards. Electric fuse box. Double opening opaque glazed doors to....

**SITTING/DINING ROOM** 24' 6" x 11' 3" (7.47m x 3.43m) Dual aspect room with double-glazed windows to the front aspect overlooking the garden and a double-glazed window to the rear overlooking the garden with a tree-lined view and beyond. A spacious living requiring some updating with an old gas connection to what was a fireplace. Wooden floorboards throughout. Understairs storage cupboard. Door leading to...

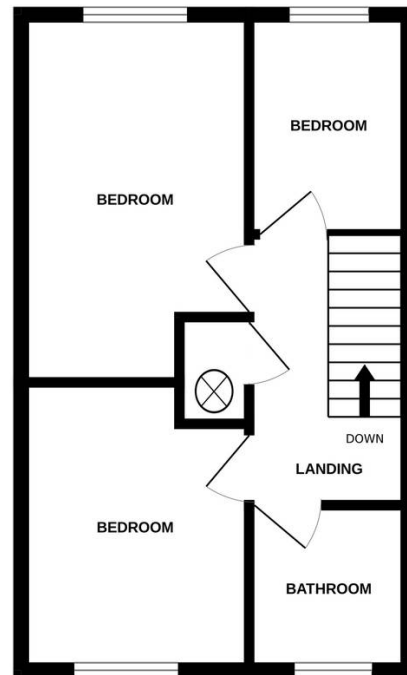
**KITCHEN** 8' 10" x 7' 5" (2.69m x 2.26m) Recently installed kitchen units, worktop surfaces and a 1.5 stainless steel sink. Space & plumbing for a washing machine, oven and fridge. Old gas connection and electric supply for a cooker and hob. uPVC half glazed door leading out to the rear garden and a double glazed window also to the rear aspect. Continuation of the wooden floorboards. Electric sockets.

**FIRST FLOOR** Stairs from the entrance hall to first floor.....

GROUND FLOOR  
355 sq.ft. (32.9 sq.m.) approx.



1ST FLOOR  
355 sq.ft. (32.9 sq.m.) approx.



TOTAL FLOOR AREA : 709 sq.ft. (65.9 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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**LANDING** Built-in cupboard housing the electric immersion hot water tank. Access to loft space. Doors to three bedrooms and bathroom. Wooden floorboards and banister.

**BEDROOM ONE** 13' 10" x 8' 6" (4.22m x 2.59m) A spacious and light room offering plenty of space with a large deep recess area ideal for wardrobes or storage. Double-glazed window to the front overlooking the front garden. Continuation of the wooden floorboards.

**BEDROOM TWO** 10' 8" x 8' 6" (3.25m x 2.59m) A bright room offering good amount of space for a double bed and a recess area ideal for wardrobe space or storage. Double-glazed window to the rear overlooking the rear garden and a pleasant view across to Tregonigie woods and Venton Road in the distance on the other side. Continuation of wooden floorboards.

**BEDROOM THREE** 8' 3" x 5' 10" (2.51m x 1.78m) Double-glazed window to the front. Continuation of wooden floorboards.

**BATHROOM** Obscure double glazed window to the rear. Recently installed bathroom comprising a bath with panelling surround, WC with low level flush and a wash basin with mixer tap. Continuation of the wooden floorboards.

Council Tax band: B EPC - F

Tenure: Freehold

Services - Mains water, electricity and drainage. We understand there is an old gas connection to the property but this has not been tested nor have any other services.

HEATING & GLAZING - Double glazed UPVC windows. Electric hot water immersion tank. No heating currently installed in the property.