



29 Church Way, Falmouth

Guide Price £265,000



Heather & Lay
The local property experts

- Modern & Stylish Semi-Detached Bungalow
- Convenient Location With Walks To Swanpool Beach, Amenities & Penmere Station
- No Through Road Cul-De-Sac
- Two Double Bedrooms & Generous Proportions Throughout
- Approx 50ft Front & Rear Gardens
- Potential To Extend To Side Subject to Planning Permission
- No Onward Chain

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

THE PROPERTY - Built in the 1970's and offering a spacious plot with approx 50ft front garden and driveway plus a similar sized rear garden. This semi-detached bungalow provides plenty of parking spaces in tandem, areas for storage and potential to extend to the side subject to necessary planning requirements. The property comprises a kitchen with a separate sitting/dining room, two double bedrooms and a modern shower room. The front garden is mainly laid to lawn with plants and small trees planted and a long driveway with the bungalow set back from the road. To the side is a covered area ideal for dry storage and an outbuilding/shed. A gate leads to the rear garden providing areas of lawn, patio area ideal for BBQs and outside dining, with wooden fencing surround to three sides and distant elevated views looking across to the fire station tower and Tregonigge Woods. Overall an ideal position for a couple, retired living or single occupant. Currently a successful holiday rental and to be sold with no onward chain and vacant possession.





THE LOCATION - Positioned on a peaceful cul-de-sac within the heart of residential Falmouth, this is a popular location for those seeking a Falmouth address but with quiet residential living at heart. It is convenient too, about 1.5 miles from the town, harbourside and seafront, whilst local shops and two primary schools are within a few minutes' walk. The 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. Penmere Train Station located on Boslowick road which offers railway links both into Falmouth Dell, The Docks, Penryn and onto Truro, with links to Penzance, London Paddington and other principle cities. 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) A UPVC half glazed front door with a covered porch leading to....



ENTRANCE

A double glazed window to the front overlooking the garden. BT Openreach connection for fibre broadband. Half glazed wooden door leading into the sitting/dining room and opening to....

KITCHEN 8' 3" x 5' 8" (2.51m x 1.73m)

Double glazed window to the side. Fitted range of base an eye level units, worktops with a wooden cladded surround and stainless steel sink and drainer with mixer tap. Integrated oven, electric hob and extractor fan over. Space for under counter fridge and washing machine/dryer. Cupboard housing the modern electric RCD fuse box. Cupboard under the sink housing the electric water heater facilitating the taps.

SITTING/DINING ROOM

16' 3" x 9' 9" (4.95m x 2.97m)

Large double glazed picture window to the front overlooking the garden. Electric heater. Space for dining and seating. TV and power points. Wooden door leading to....







SITTING/DINING ROOM

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Large double glazed picture window to the front overlooking the garden. Electric heater. Space for dining and seating. TV and power points. Wooden door leading to....

INNER HALL

Wooden doors providing access to the two double bedrooms and the modern shower room. Partially boarded loft access with fitted loft ladder.

BEDROOM ONE

13' 3" x 8' 3" (4.04m x 2.51m)

Double glazed window to the rear overlooking the garden and a distant view to woodland beyond. Electric heating.

BEDROOM TWO

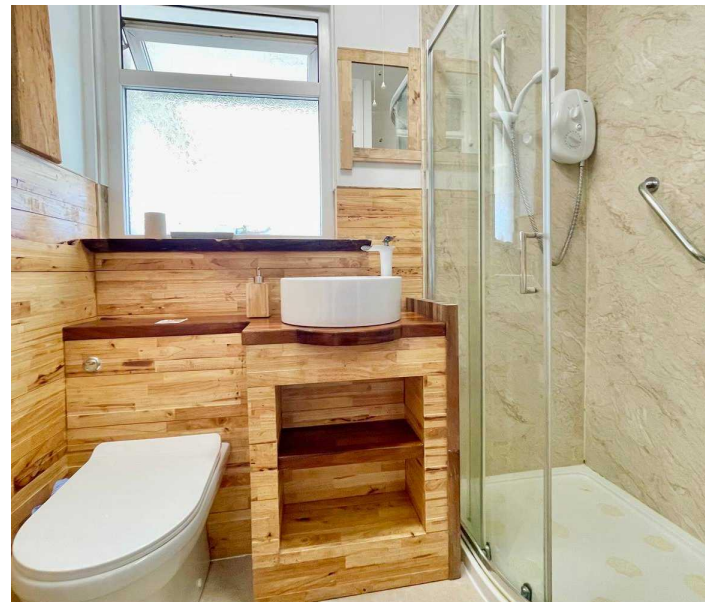
10' 1" x 7' 2" (3.07m x 2.18m)

Double glazed window to the rear with a similar outlook and view as bedroom one. Electric heater.

SHOWER ROOM

6' 8" x 4' 2" (2.03m x 1.27m)

A modern corner shower with glass sliding doors, electric shower, handrail and panelling surround. Wash basin with mixer tap and WC with wooden cladded half wall surround. Obscure double glazed window to the side. Electric towel radiator. Deep recess area for storage or room for shelving. Extractor fan.





OUTSIDE

FRONT

To the front is a lovely area of lawned garden which sets the property back from the cul-de-sac on Church Way with boundaries of, plants and shrubs and small trees. Mainly laid to lawn with an area of gravel. From the driveway, a pathway leads to the front door. Plenty of space for parking in tandem with a covered area for dry storage or further parking. A patio area provides access to a shed, cupboards housing the electric meter, a retractable washing line and water butt. A foldable wooden gate encloses the side patio and covered area. Outside tap and light.

REAR

Accessed from a side gate leading to a good-sized and levelled rear garden enjoying sunshine for much of the day and evening. Mainly laid to lawn with a patio area for seating, BBQs and alfresco dining in the sunshine. Wooden fencing provides boundaries to neighbours and there is a pleasant outlook looking towards Tregonigge Woods and the fire station tower.

AGENTS NOTE

The current owners successfully used the property as an Airbnb and is strictly by appointment only with Heather & Lay.

SOLAR PANELS PLEASE NOTE

We understand by our vendor that the solar panels are leased to a company that is no longer in business. The vendor has been in contact with their solicitor to find a solution for the conveyancing process but the property may not currently be mortgageable. We advise you contact your mortgage advisor or lender to check if you can raise a mortgage for this property should you require one. Please enquire for further information. The bungalow does, however, benefit from electricity generated from the solar panels during the day.

SERVICES Mains electricity, water & drainage. The gas supply to bungalow has been disconnected and there will likely be a charge to reconnect.





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