



17 Turnaware Road, Falmouth

Guide Price **£335,000**



Heather & Lay
The local property experts

- Well-positioned Gray Conoley built semi-detached house
- Popular residential no through road
- 3 Bedrooms
- 22' sitting/dining room
- Flexible downstairs room
- Generous established plot & garden
- Driveway parking, garage with electronic opening
- Well cared for - requiring some updating

Council Tax band: C

Tenure: Freehold

EPC - D

SERVICES Mains electricity, gas, water & drainage

THE PROPERTY

This appealing house has been a much loved home for 30 years, with its current owners advancing years now requiring a move and 'one level' living. Gray Conoley built homes at Boslowick are perennially popular and we very much like the position of this one with its good garden size and elevated spot overlooking Boslowick valley to the rear. All is well cared for within but requiring some general modernisation to include a replacement kitchen and bathroom, we suggest. There are three bedrooms and the standard sitting/dining room with the benefit of a flexible room accessed from the kitchen and set behind the garage, which with a little TLC could be a fourth bedroom or office perhaps. The garden is established, back and front where thoughtful planting ensures privacy. The driveway leads to a garage with remotely controlled door. A 'Worcester' gas boiler fuels radiator central heating and hot water supply and UPVC double glazed windows were installed in 2015.





THE LOCATION

Turnaware Road is a popular no through road, tucked off Carrick Road and Boslowick Road, on the outskirts of Falmouth. Number 17 sits in a generous, established plot and garden with pleasing elevated views overlooking Boslowick valley to the rear. The location is convenient for local shops at Boslowick, including an excellent 'early 'til late' Co-op, great as ones' cornershop. Primary schools at Mongleath are nearby as is Falmouth's community secondary school & college on Trescobeas Road. The property was built in the late 1960s by Gray Conoley at 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. a regular bus service runs close by and the local Penmere railway station provides a link with penryn and Truro to mainline Paddington. Turnaware Road leads to some lovely walks nearby taking you toward Swanpool Nature Reserve and beach. Falmouth town, harbourside and seafront are all within about a mile from Number 17.

ACCOMMODATION IN DETAIL

(ALL MEASUREMENTS ARE APPROXIMATE) Covered portico with lamp. UPVC double glazed lead and panel front door into..

HALLWAY

Radiator. Stairs to first floor. Under stair cupboard. Cupboard housing 'Worcester' gas boiler fuelling radiator central heating and hot water supply. Obscure multipane doors to kitchen and..

LIVING/DINING ROOM

22' 2" (6.76m) x 11' 2" (3.4m) reducing to 10' (3.05m) overall at chimney breast. Fireplace with brick and stone surround, stone hearth and timber mantle and gas 'living flame' effect fire. Recess. Large UPVC double glazed window to front with pleasing and relatively private view into the garden. Radiator. Corniced ceiling. Partial division defining sitting and dining areas. The dining room with large UPVC double glazed window and lovely view through the rear garden and Swanvale valley. Radiator. Serving hatch to kitchen.







KITCHEN

8' 7" x 7' 8" (2.62m x 2.34m)

UPVC double glazed window to rear garden. Functional fitted base and eye level cupboards, stainless steel sink and drainer with mixer tap. Space for fridge and cooker. Shelved panel door larder cupboard. Access through to...

LOBBY

Radiator. Branching right into the garage and left to...

FLEXIBLE ROOM

14' (4.27m) reducing to 9' 8" (2.95m) x 7' 6" (2.29m) UPVC double glazed window to rear and open outlook. Radiator. Extensive open shelves and hanging storage space.

FIRST FLOOR

Stairs with rail to...

LANDING

UPVC double glazed window to side and a very pleasant open valley view. Access to part boarded, lit loft via loft ladder. White panelled doors to three bedrooms, bathroom and shelved airing cupboard.

BEDROOM ONE

13' 0" x 10' 0" (3.96m x 3.05m)

UPVC double glazed window to front. Radiator.

BEDROOM TWO

10' x 8' 10" (3.05m x 2.69m) plus doorway. UPVC double glazed window to rear with pleasing garden and valley view. Radiator.





BEDROOM THREE

7' 10" x 7' 8" (2.39m x 2.34m)

UPVC double glazed window to front. Radiator.

BATHROOM

Original white three piece suite comprising metal enamelled bath with shower over, pedestal hand basin and WC. Obscure UPVC double glazed window to side and rear. Radiator. Shaver point. Extractor.

OUTSIDE

FRONT

Pretty, nicely planted and established garden about 35' (10.67m) deep. Laid to lawn with camellia and rose of sharon hedging giving good privacy. Central bed with camellia. A further 'green' screen provides a lovely slate based sitting out area at the front, private facing south and screened by a low wall and various shrubs including azalea and pieris, daphne and grasses. A healthy wisteria adorns the front of the house. 35' (10.67m) long, fir and plant lined driveway to comfortably park two cars, leading to the garage. Outside power points.

GARAGE & UTILITY AREA

17' 8" (5.38m) reducing to 13' 8" (4.17m) Recent electric remotely controlled roller door. Power and light. Space and plumbing for white goods (fridge/freezer, washing machine, tumble dryer and dishwasher). Electric meter and tripping switched. Door to rear garden. Tap.

REAR

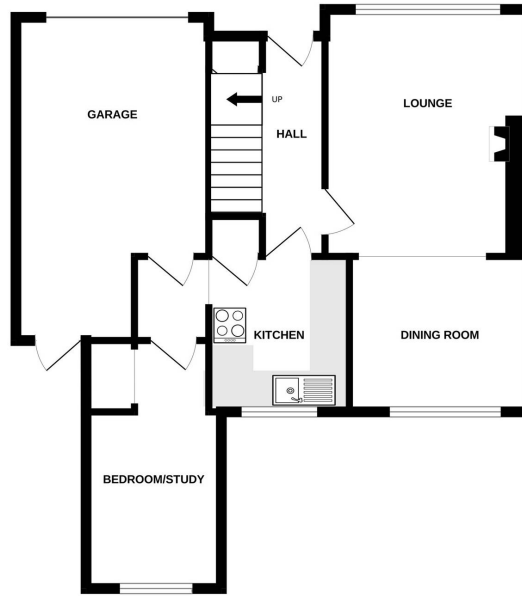
About 56' (17.07m) deep x about 30' (9.14m) wide - a lovely space, part laid to lawn with shrub borders containing plants and shrubs including rhododendron, hydrangea, camellia, azalea, pieris, lavender and roses. Productive large cooking apple tree with back of fir behind which is a compost area. Climbing clematis.

ALUMINIUM GREENHOUSE 8' x 6' (2.44m x 1.83m)

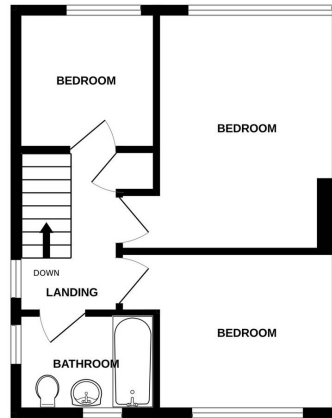
TIMBER SHED 8' x 6' (2.44m x 1.83m)



GROUND FLOOR
655 sq.ft. (60.8 sq.m.) approx.



1ST FLOOR
385 sq.ft. (35.8 sq.m.) approx.

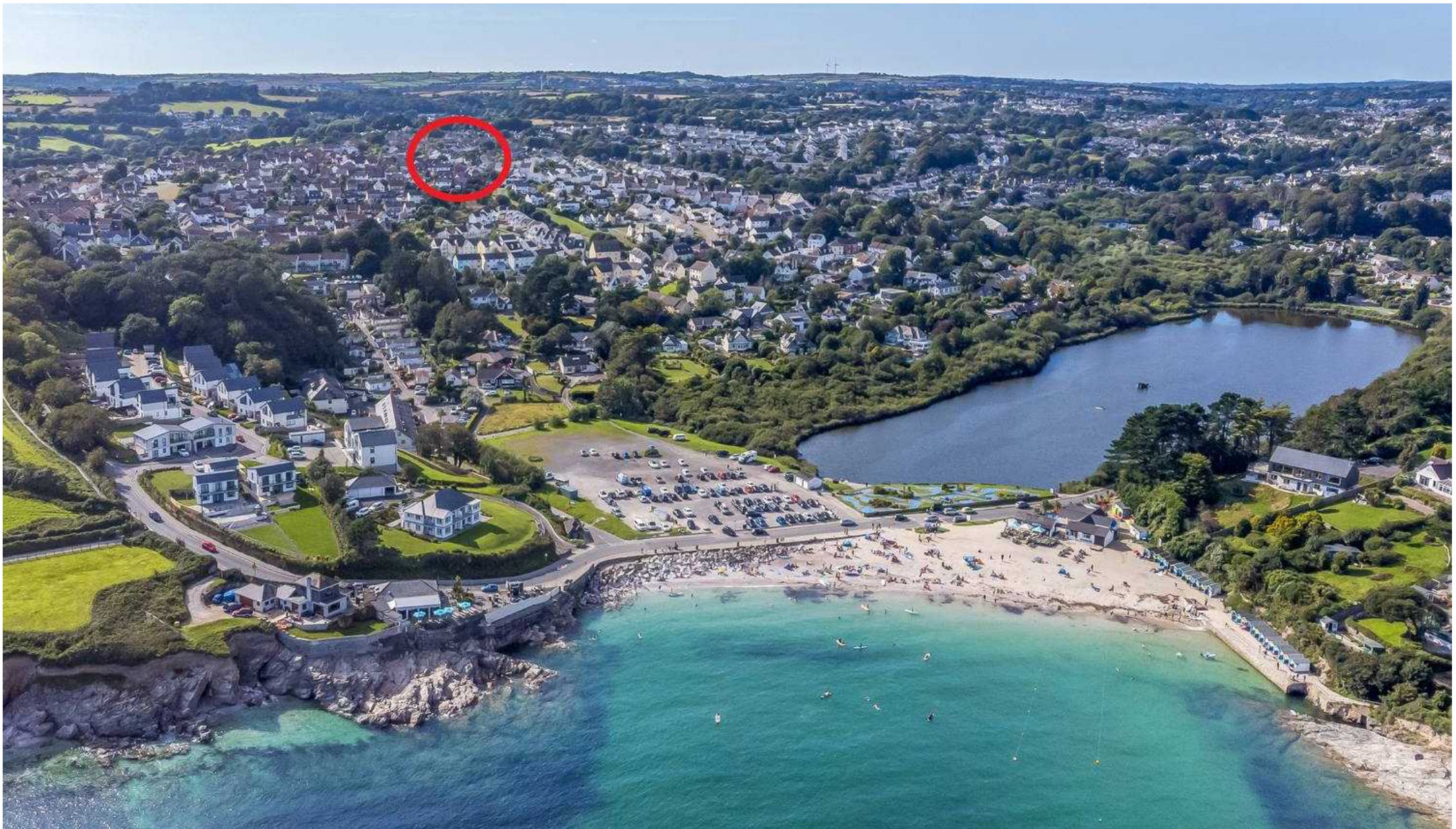


TOTAL FLOOR AREA : 1040 sq.ft. (96.6 sq.m.) approx.

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.
Made with Metropix ©2024



Heather & Lay
The local property experts



Heather & Lay

3 Church Street, Falmouth - TR11 3DN

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



Heather & Lay
The local property experts

These particulars are not an agreement or an invitation to contract with the Property Ombudsman. They are provided for information only and do not constitute any part of an offer. The Property Ombudsman is not liable for any loss or damage, including interest, incurred by any person in reliance on these particulars. The Property Ombudsman is not a party to any contract and does not assume any liability for any loss or damage, including interest, incurred by any person in reliance on these particulars. The Property Ombudsman is not a party to any contract and does not assume any liability for any loss or damage, including interest, incurred by any person in reliance on these particulars.