



25 Venton Road, Falmouth

Guide Price £335,000



Heather & Lay  
*The local property experts*



# 25 Venton Road

## Falmouth

- 1970's Detached bungalow
- Requiring modernisation
- 3 Bedrooms
- 17' Sitting room
- Kitchen & separate dining area
- Corner plot within popular cul de sac
- Driveway parking & car port
- Worthwhile project near Nature Reserve & streamside walks

### THE PROPERTY

This prominent detached bungalow is in need of updating but presents a great chance to create a super home in this pleasing location and delightful environment. Westwood Lies within an overgrown corner plot with sunny orientation, driveway parking space and car port. Accommodation is well proportioned with three bedrooms, a 17' living room with open fireplace and picture window, together with kitchen and separate dining room (created from the original garage. The property is being sold with vacant possession and no onward chain.

### THE LOCATION

Venton Road is a popular residential spot situated on the outskirts of falmouth, where one is tucked away from the hustle and bustle of town, yet all is readily accessible. Westwood, number 25 is particularly well placed on a corner plot at the end of the close, beside an area of green and just a few paces from the nature reserve. From here, a delightful streamside and wooded walk leads to Boslowick and beyond to Swanpool and beach. Boslowick has local shops and an excellent early 'til late Co-op. Falmouth secondary School, Health Centre and Community Hospital are located close by on Trescobeas Road and a regular nearby, bus service runs to and from the town and seafront.













## ACCOMMODATION IN DETAIL

(ALL MEASUREMENTS ARE APPROXIMATE)

Glazed and panelled front door into.....

### ENTRANCE PORCH

Tile floor. Obscure glazed door and side pane into...

### HALLWAY

Exposed timber floorboards. Electric night storage heater. Doors to living room, kitchen (through to dining room), through to inner hall with access to roof space. Doors to three bedrooms, bathroom and separate WC. Built-in cupboard.

### LIVING ROOM

17' 6" x 11' 6" (5.33m x 3.51m)

Large UPVC double glazed picture window to front overlooking the garden and rooftops to the wooded Nature Reserve beyond. Open fireplace with polished stone surround and hearth. Exposed wooden floorboards. Electric night storage heater.

### KITCHEN

11' 5" x 8' 2" (3.48m x 2.49m)

Window and door to rear. Basic fitted units at base and eye level with stainless steel sink and drainer. Space for white goods. Arch and step down to....

### DINING ROOM

14' 9" (4.5m) x 7' 6" (2.29m) reducing to 6' (1.83m) UPVC double glazed window to side. Electric night storage heater. Door to rear.

### BEDROOM ONE

11' 10" x 10' 10" (3.61m x 3.30m)

UPVC double glazed window to rear. Electric night storage heater.

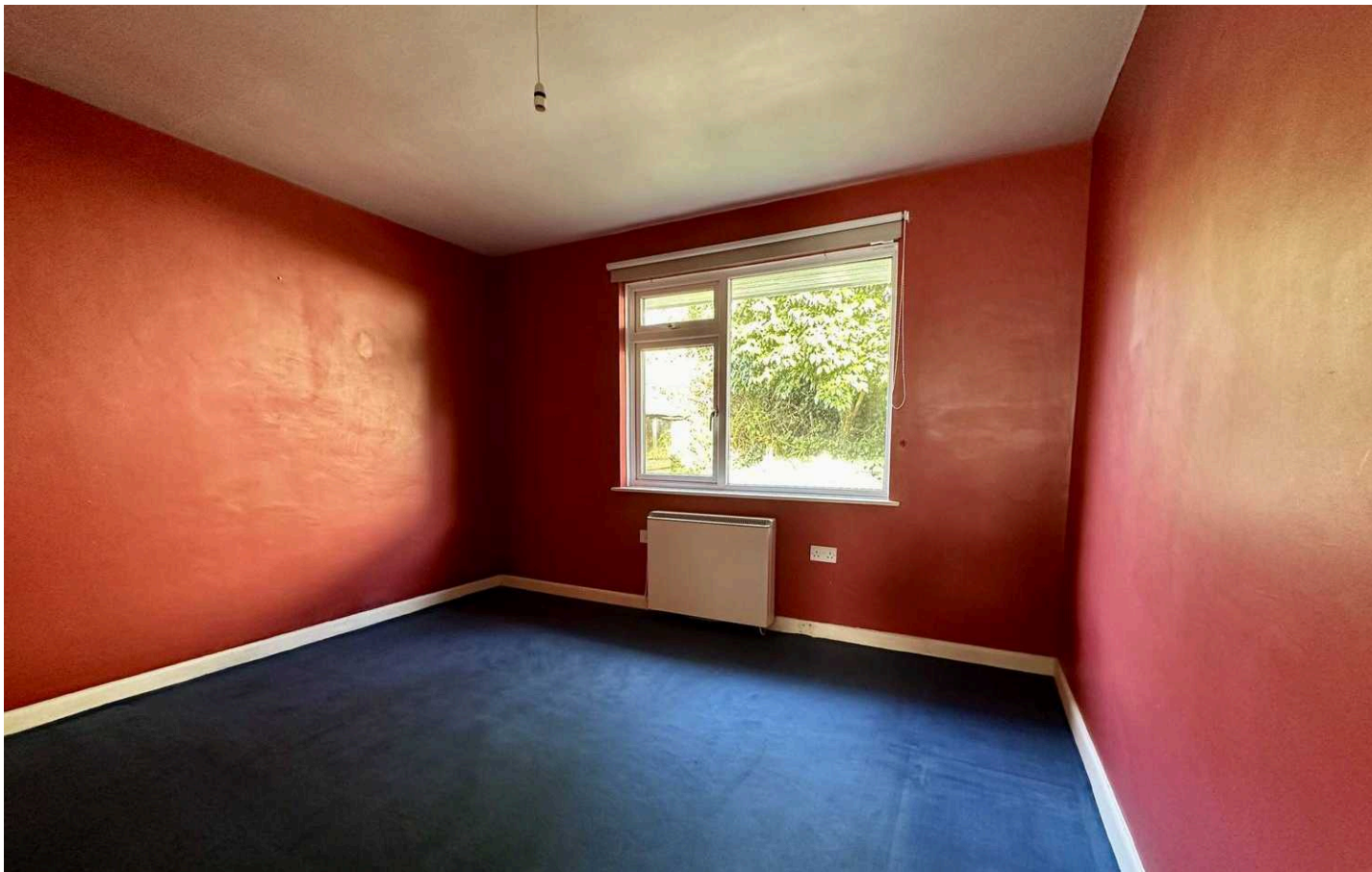
### BEDROOM TWO

10' 10" x 8' 7" (3.30m x 2.62m)

UPVC double glazed window to rear. Electric night storage heater.







### **BEDROOM THREE**

8' 8" x 8' 7" (2.64m x 2.62m)

UPVC double glazed window to front. Electric night storage heater.

### **BATHROOM**

White metal enamel bath with electric 'Mira' shower over and pedestal hand basin. Chrome heated towel radiator. Obscure UPVC double glazed window to front. Door to airing/store cupboard housing the hot water tank and immersion. Shelves.

### **SEPARATE WC**

Obscure window to front. White WC. Electric skirting heater.

### **OUTSIDE**

The corner garden at Number 25 is of a good size, enclosed and overgrown. Twin posts lead to a drive to park 2/3 cars with... CARPORT about 15' x 9' (4.57m x 2.74m) Outside store housing relatively modern Electric Consumer Unit and tripping switches. Paved terrace. Outside tap and light.

Council Tax band: D

Tenure: Freehold

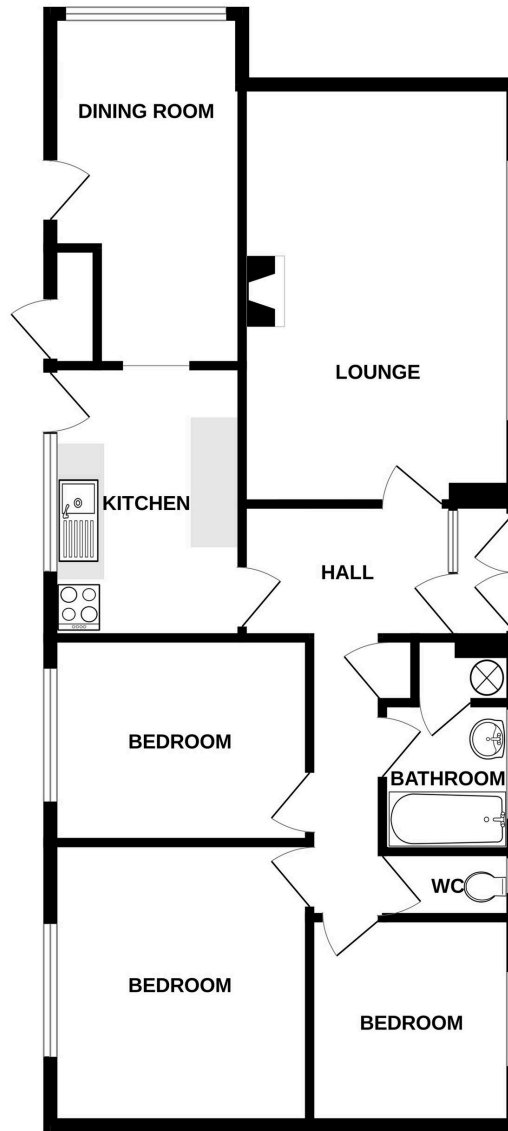
EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: F

SERVICES: Mains electricity, water & drainage



GROUND FLOOR  
867 sq.ft. (80.5 sq.m.) approx.



TOTAL FLOOR AREA : 867 sq.ft. (80.5 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

3 Church Street, Falmouth - TR11 3DN

01326 319767 • [sales@heather-lay.co.uk](mailto:sales@heather-lay.co.uk) • [www.heather-lay.co.uk/](http://www.heather-lay.co.uk/)

These particulars are set out as a general outline in accordance with the Property Misdescriptions Act (1991) only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.



Heather & Lay  
*The local property experts*