



1 Penmere Place, Falmouth

Guide Price £340,000 Freehold

Charming end of terrace period home set along a short tucked away traffic free location so convenient for town, Swanpool and beaches. Views towards Swanpool from first floor front elevation and benefits from the only garage on the terrace. Available with no onward chain and vacant possession.

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THE PROPERTY

Positioned on a no through road at the end of a charming period terrace of just nine houses with elevated views over towards Swanpool and Boslowick. Plenty of character with wooden floor boards and picture rails and requiring renovation throughout the property. Plenty of potential to create an impressive family home with the added benefit of a garage to the rear adjacent to the gardens. Road access to the front and rear lane both on no through traffic free roads. Accommodation is bright and comprises two reception rooms, a kitchen and a bathroom with three bedrooms located to the first floor with the front elevation providing distant sea views towards Swanpool. The windows and doors to the main house are mainly double glazed with single glazed to a cupboard and external garage. Outside, to the rear, there is an enclosed walled garden and also a side garden being end of terrace with an ideal spot to relax and enjoy. So convenient for day to day life with access to town, seafront and amenities. Available with no onward chain and to be sold with immediate vacant possession.

- End Of Terrace Three Bedroom Period Home
- Requiring Renovation Throughout
- Convenient, Near Town, Seafront & Train Station
- Views From First Floor To Swanpool
- Two Reception Rooms
- Enclosed Side Courtyard & Rear Gardens
- Garage & Street Parking
- Available With No Onward Chain & Vacant Possession

THE LOCATION

Penmere Place is a little known short terrace of houses in a great traffic free spot set off Penmere Hill in a particularly good and convenient position where Falmouth town and harbourside and Swanpool Nature Reserve and beach are all within an approx leisurely 10-15 minute walk away. Great too, to have the excellent early 'til late Co-op nearby. The Terrace is set up high with pleasing views from upstairs at the front, overlooking Boslowick Valley towards Swanpool, the coast and sea. Penmere train station is a short walk away with links to Falmouth town and the City of Truro in the other direction connecting you to London Paddington. Bus stops available nearby as well as amenities including fish and chip shop, Falmouth rugby club, fuel garage and Boslowick shops



ACCOMMODATION IN DETAIL

(ALL MEASUREMENTS ARE APPROXIMATE)

Wooden glazed front door entering into...

ENTRANCE HALLWAY

Electric fuse box. Wooden floorboards. Glazed door providing natural light from the front glazed door leading through to...

SITTING ROOM

13' 7" x 10' 6" (4.14m x 3.20m)

A comfortable and bright room open to the entrance hall allowing good light and airy feel. UPVC double glazed window to the front with an outlook to the communal grounds with Swanpool & Boslowick in the distance over rooftops. Exposed wooden floorboards, a feature-coloured glazed window from the dining room. Radiator.

DINING ROOM

13' 3" x 12' 6" (4.04m x 3.81m)

A social dining room connecting the kitchen, sitting room and French patio doors out to the gardens. Continuation of the exposed wooden floorboards, serving hatch to kitchen and a sliding door to the rear hall and staircase. Radiator.

KITCHEN

11' 4" x 6' 8" (3.45m x 2.03m)

Fitted kitchen with double glazed window to the rear overlooking the rear garden and a double half glazed door leading out to the gardens. Space for oven, fridge and plumbing for a washing machine. Wall and base units with ample worktop surfaces and tiled splashback. Stainless steel sink with mixer tap. Tiled flooring. Radiator.

BATHROOM

9' 6" x 6' 8" (2.90m x 2.03m)

Obscure double glazed window to the side onto the rear garden. Attractive terracotta ceramic tiled flooring, panelled bath with boiler fed shower above, low flush WC, pedestal wash hand basin, airing cupboard housing gas fired boiler. Heated towel radiator and fully tiled surround.

FIRST FLOOR

BEDROOM ONE

12' 6" x 11' 0" (3.81m x 3.35m)

Double glazed window to the rear overlooking the garden. Storage cupboard in the corner which previously housed the hot water immersion tank with a glazed window. Picture rails. Radiator.

BEDROOM TWO

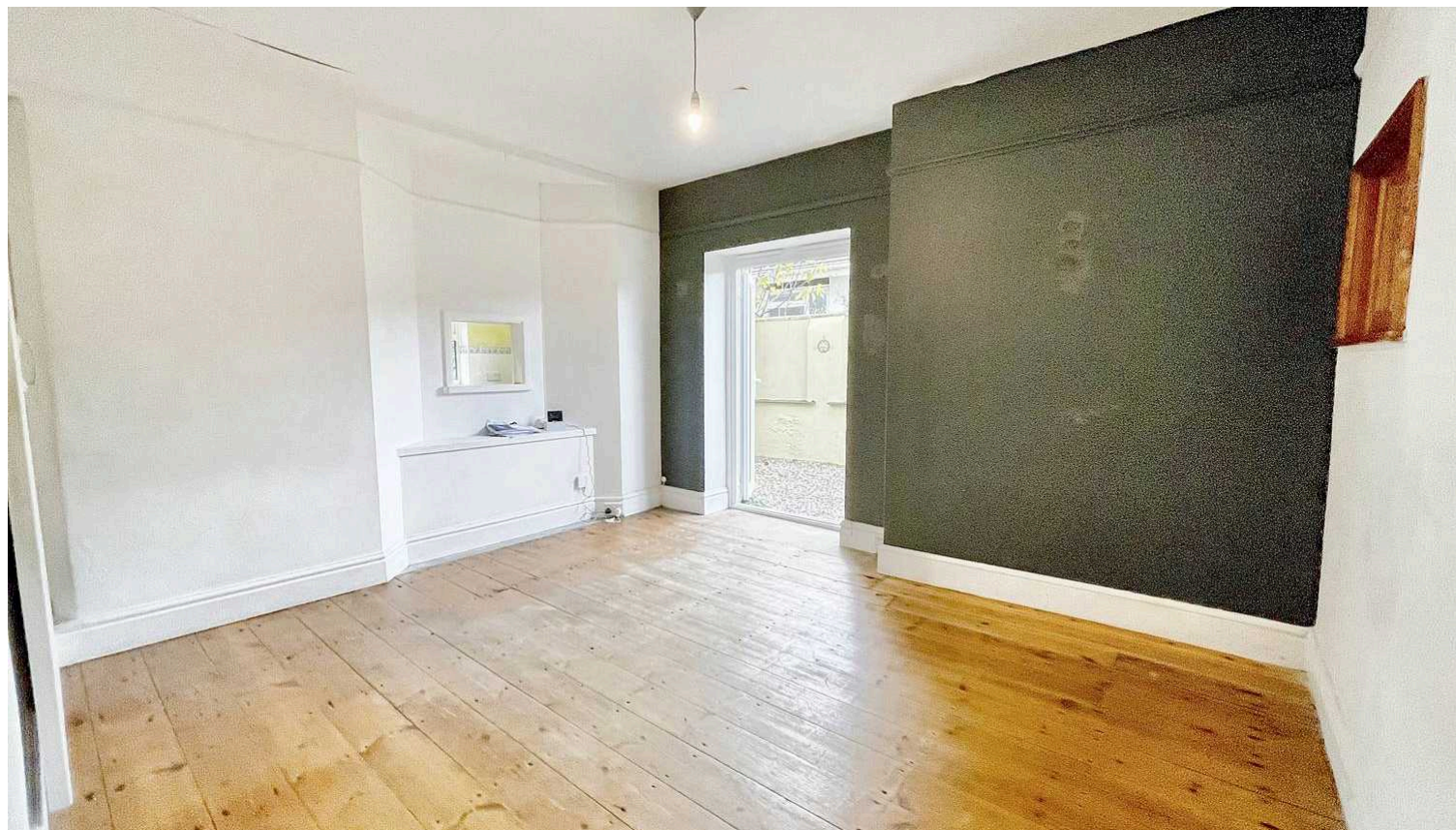
11' 6" x 8' 0" (3.51m x 2.44m)

Another good sized double bedroom with a double glazed window overlooking the front with distant views towards Swanpool and towards Boslowick area. Exposed wooden floorboards. Radiator.

BEDROOM THREE

8' 6" x 5' 8" (2.59m x 1.73m)

Double glazed window to the front with a similar outlook as bedroom two. Radiator.

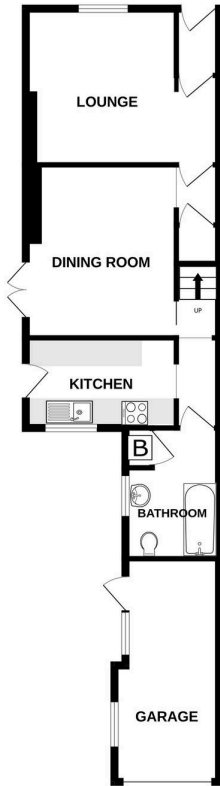




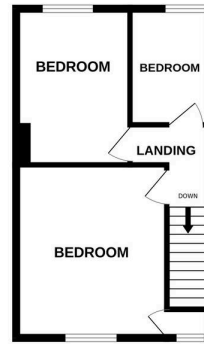




GROUND FLOOR
923 sq.ft. (87.9 sq.m.) approx.



1ST FLOOR
346 sq.ft. (32.2 sq.m.) approx.



TOTAL FLOOR AREA : 969 sq.ft. (90.0 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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FRONT GARDEN

Located on a no-through road with vehicular access available to the front of the property, located at the end of the terrace.

GARAGE

16' 5" x 7' 1" (5m x 2.16m) Positioned at the rear lane of Penmere Place and adjacent to the rear gardens. Two windows to the side and a wooden glazed door accessing the rear garden. Up and over roller door and power and lighting.

Council Tax band: B

EPC Energy Efficiency Rating: D

SERVICES: Mains electricity, gas, water & drainage

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