



39 Longfield, Falmouth

Guide price £270,000 Freehold

Three-bedroom house with garage & driveway parking space. Gas central heating, UPVC double glazing, & lovely rear garden. Vacant possession, no onward chain.

THE PROPERTY

This appealing three bedroomed house has much in its favour, not least the fine position with nearby garage and driveway parking space. Accommodation is nicely proportioned; a gas boiler fuels radiator central heating and hot water supply and windows and doors are UPVC double glazed. We like the level, enclosed rear garden with open outlook. The property is being sold with vacant possession and no onward chain.

THE LOCATION

Longfield homes are perennial favourites with this one enjoying a particularly good position, tucked into the corner of the second small close on the left. One of just five in this short terrace where there is no passing traffic. Number 39 benefits from a level enclosed rear garden with pleasant outlook to greenery and sky. Longfield is situated on the outskirts of Falmouth, on a regular bus route and within a quarter of a mile from two primary schools. Local shops at Boslowick, including the excellent early 'til late Co-op are a 5 - 10 minute walk away whilst Penmere railway station is perhaps 10 - 15 minutes on foot.



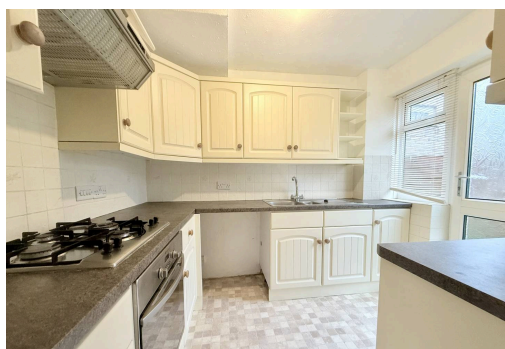
- Popular development on Falmouth outskirts
- Great position without passing traffic
- 3 Bedrooms
- 24' lounge/dining room
- Cream fitted kitchen, modern bathroom suite
- UPVC double glazed windows & doors; gas boiler fuelling radiator central heating
- Level enclosed 30' x 16' rear garden
- Garage & driveway parking

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



ACCOMMODATION IN DETAIL (ALL MEASUREMENTS ARE APPROXIMATE)

Covered portico to UPVC obscure glazed door into....

HALLWAY Stairs to first floor. Radiator. Electric Consumer Unit. Obscure glazed French doors to....

LOUNGE/DINING ROOM 24' 2" (7.37m) x 11' 4" (3.45m) reducing to 6' 10" (2.08m) in dining area. UPVC double glazed windows to front and back with, garden and open sky outlook. Stone surround fireplace, hearth and chimney breast (non-functional). Deep under stair cupboard. 'Vaillant' gas combination boiler fuelling radiator central heating and hot water supply. Radiator.

KITCHEN 9' 5" x 7' 5" (2.87m x 2.26m)

Cream panel effect range of base and eye level cupboards with roll top work surfaces and inset one and a half bowl stainless steel sink and drainer with mixer tap. Integrated fridge and freezer. Stainless steel oven and grill, gas hob, extractor and space and plumbing for washing machine. UPVC double glazed window and door to rear garden. Partial ceramic wall tiling.





FIRST FLOOR Stairs to....

LANDING Access to loft. Doors to three bedrooms, bathroom and airing cupboard housing the hot water tank and immersion.

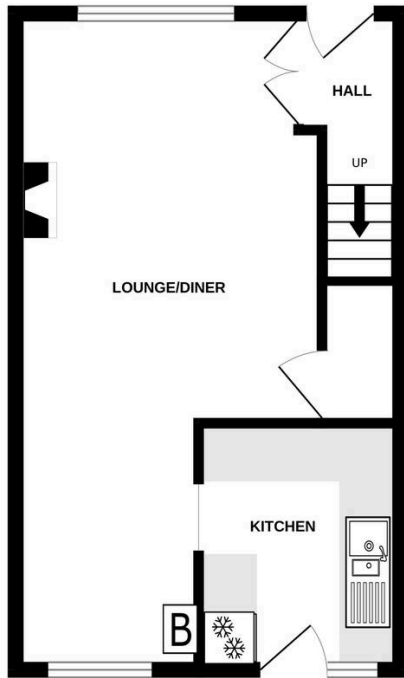
BATHROOM 6' 3" x 5' 10" (1.91m x 1.78m) Three quarter wall and floor tiled. White three piece suite comprising button flush WC, hand basin and panel bath with 'Mira' electric shower over. Chrome heated towel radiator.

BEDROOM ONE 13' 10" x 8' 6" (4.22m x 2.59m) UPVC double glazed window to front. Radiator.

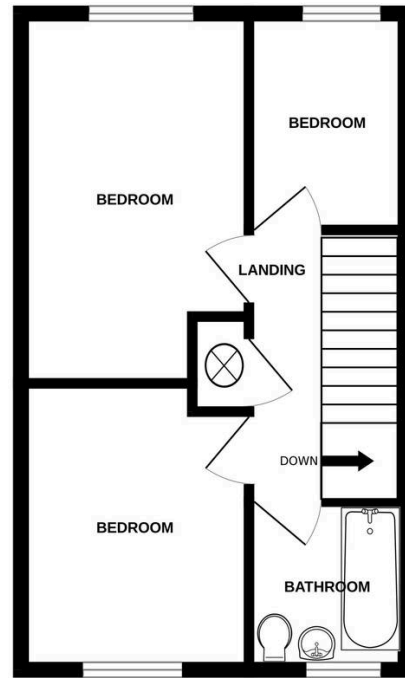
BEDROOM TWO 10' 5" x 8' 6" (3.18m x 2.59m) UPVC double glazed window to rear. Radiator.

BEDROOM THREE 8' 0" x 6' 0" (2.44m x 1.83m) UPVC double glazed window to front. Radiator.

GROUND FLOOR
345 sq.ft. (32.0 sq.m.) approx.



1ST FLOOR
348 sq.ft. (32.3 sq.m.) approx.



TOTAL FLOOR AREA : 693 sq.ft. (64.4 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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OUTSIDE

FRONT

Steps and rail. Grass either side. Path to front door.

REAR

An appealing feature with good orientation for afternoon and evening summer sunshine, measuring about 30' x 16' (9.14m x 4.88m), level, enclosed and with rear pedestrian access. Paved terrace. Astroturf lawn. Shrubs include camellia and a date palm.

GARAGE & DRIVEWAY PARKING SPACE

SERVICES: Mains electricity, gas, water & drainage