



61 Mongleath Road, Falmouth

Guide Price **£450,000**



Heather & Lay
The local property experts

61 Mongleath Road

Falmouth

- Modern Four Bedroom Family Home With Solar Panels
- Sociable Kitchen/Diner & Separate Sitting Room
- Totalling Over 1400 Square Feet In Accommodation
- Master Bedroom With En-suite & Balcony
- Extensions To Side & Rear Of Property
- Large Integral Garage & Private Driveway Parking
- Enclosed Rear Garden Totalling Approx 80 Feet In Length
- Convenient Location With Access To Swanpool Beach, Penmere Station & 'Early Til Late' Co-Op

THE LOCATION - Mongleath Road is a favoured and much sought after residential position within Boslowick. It is convenient too, approx one mile from the town, harbourside and seafront whilst local shops, petrol station and Penmere train station are within a few minute's walk. The location is convenient for local shops including an excellent 'early till late' Co-op, great as ones' corner shop. Primary Schools at Mongleath (St Mary's & St Francis Schools) and Marlborough School are nearby, as is Falmouth's community secondary school on Trescobear Road. The beauty of homes in the area were typically built in the 1960s and 70's with relatively lower density with generous plot sizes. There is a regular bus service nearby, providing access into Falmouth, and Penmere Train Station offers railway links both into Falmouth Dell, The Docks, Penryn and onto Truro, with links to Penzance, London Paddington and other principle cities. You will also find excellent walks, countryside and cycle routes all on your doorstep as well as Falmouth Golf Club and other social clubs like sea swimming, tennis, squash and many more. Falmouth is renowned for its beautiful period buildings and wonderful sailing waters and offers a vast array of bars, restaurants and pubs to suit all tasters. Famed for its many festivals and regattas, the town also offers a good selection of shops, from boutiques to high street retailers. No wonder then, that Falmouth is consistently voted in the top ten favourite places to live in the UK.

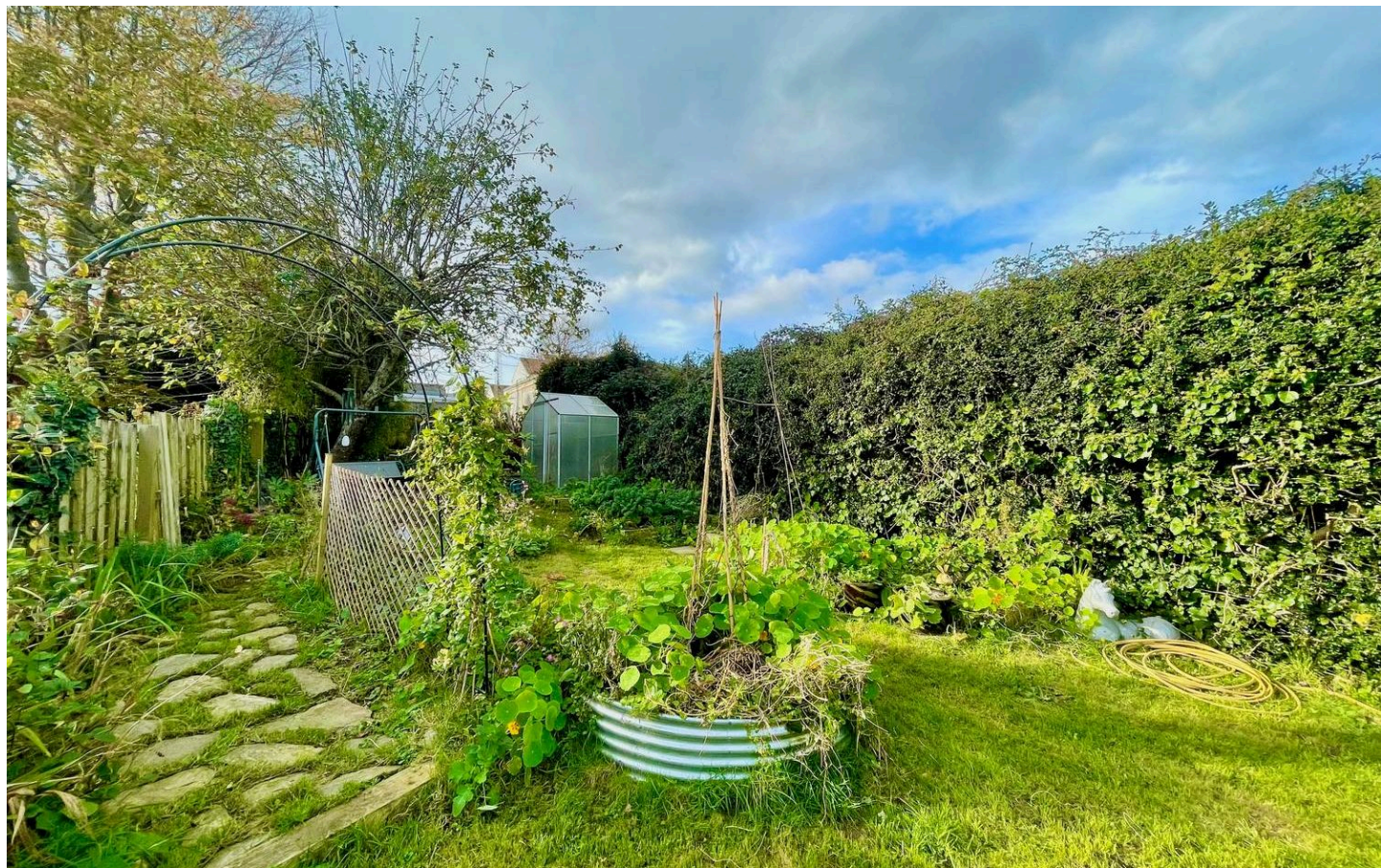


THE PROPERTY - We like these semi-detached houses for their design and were built from the 1960's, favouring comfortable proportions and decent space around. This property has been extended favourably over the years creating a wonderful space to enjoy with comfortable living as a family and includes extensions above the garage and at the rear of the property. The accommodation to the ground floor comprises an entrance porch, a dining room which was previously the kitchen and dining room to the property and now is the central connection to the separate sitting room and an opening into the kitchen extension creating an ideal social space for family and entertaining. The kitchen is modern and bright with a large skylight above and patio double glazed doors leading out to the rear garden. From the dining room there is a door accessing an integral oversized garage with a utility area and doors accessing either the driveway or the rear garden. To the first floor are four generously sized bedrooms including the master bedroom totalling over 17 feet in length with a shower ensuite and sliding double glazed doors out to a large balcony with a stunning tree-lined view over rooftops looking towards Pendennis Castle and a sea view of Falmouth Bay. The balcony is an ideal space for outside dining for your morning breakfast or an evening drink looking out to sea. Outside is a spacious front garden set back from the road with high hedging for privacy and a driveway providing parking in tandem. At the rear is a rather surprising and impressive mature garden totalling over 70 feet in length with plenty of space for seating, vegetable patch, greenhouse and a fire pit. The property offers plenty of storage space, double glazing and gas central heating via a combination boiler fuelling the hot water and radiators. Overall this is a favoured four bedroom home with plenty of natural light, spacious modern living and the convenient location nearby schools, amenities, Swanpool beach and town. A viewing is highly recommended to fully appreciate this property.

ACCOMMODATION IN DETAIL (ALL MEASUREMENTS ARE APPROXIMATE) A covered portico accessing into...

ENTRANCE PORCH

UPVC double glazed front door opening into the porch with two double glazed windows to two sides overlooking the front garden. Wooden glazed door entering into...







HALLWAY

Wooden glazed door entering into the sitting room and an oak door accessing the dining room. Storage cupboard at the base of the stairs and an understairs cupboard. Radiator.

DINING ROOM 17' 8" x 8' 6" (5.38m x 2.59m)

Previously the original kitchen/diner to the home before the kitchen extension to the rear was added and now a generously sized dining area with an ideal social space connecting the kitchen and sitting room together. Large opening into the kitchen, storage cupboard, pantry cupboard and a door accessing the integral garage and utility area. Tiled flooring, radiator. Glazed wooden double doors accessing...

SITTING ROOM 13' 5" x 10' 2" (4.09m x 3.10m)

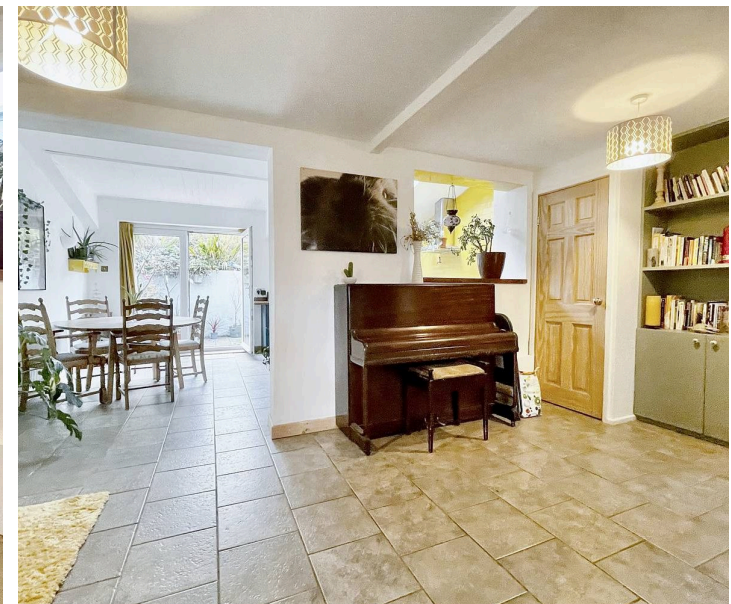
Large double glazed picture window overlooking the front garden and apple tree with hedging surround for privacy. Exposed fireplace with potential to add a wood burner subject to necessary consents and checks. Glazed door accessing the entrance hallway. Radiator.

KITCHEN 17' 0" x 12' 1" (5.18m x 3.68m)

A really impressive extension to the property, providing a wonderful social space to the property as a family or entertaining guests. Bright with double glazed windows and patio doors to the rear aspect as well as a large Velux window. Additional reception/dining space with a fitted kitchen offering a range of solid base unity, drawers and plenty of wooden worktop surfaces. Space for range style cooker, undercounter appliances and a large fridge freezer. Fitted extractor fan, tiled splash back and a ceramic sink with mixer tap. Continuation of the tiled flooring. Radiator.

INTEGRAL GARAGE / UTILITY ROOM 22' 0" x 9' 10" (6.71m x 3.00m)

Spacious garage with double wooden doors at the front opening out onto the driveway, a double glazed window and door at the rear providing access to the rear garden. Features a utility space for a washing machine and tumble dryer, wall-mounted gas central heating boiler, solar panel controls, and a convenient access door leading to the dining room and the rest of the house. Electric fuse box.







FIRST FLOOR

Wooden oak doors accessing the four bedrooms, family bathroom and a storage cupboard. Loft access above with loft ladder and partially boarded.

MASTER BEDROOM

17' 5" x 9' 8" (5.31m x 2.95m)

An impressively sized master with sliding patio doors to the front elevation leading out to a large balcony, enjoying beautiful views to Falmouth Bay, Pendennis Castle and beyond to St Mawes. Door to the en-suite. Radiator.

SHOWER EN-SUITE

9' 8" x 3' 8" (2.95m x 1.12m)

Obscure double glazed window to the rear aspect, double shower cubicle with mains shower fixing over, tiled surround and sliding glass doors. Pedestal wash basin and WC with low level flush. Radiator, extractor fan and loft access above for the extended part of the house.

BALCONY

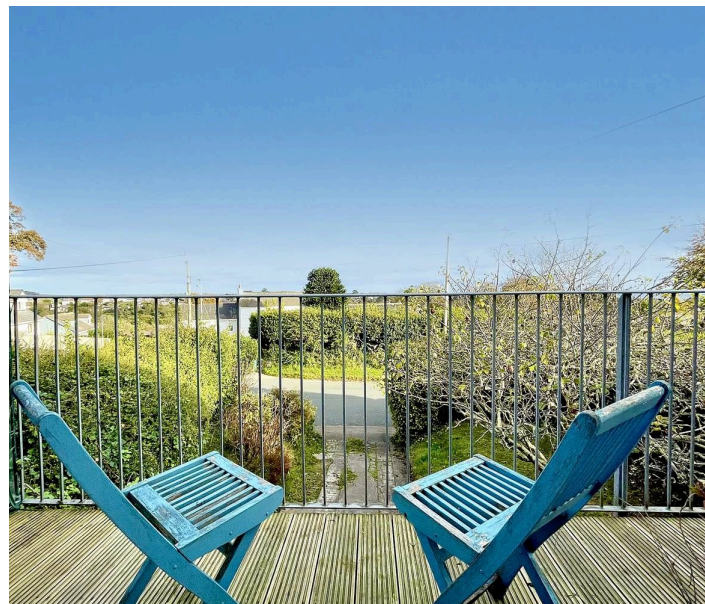
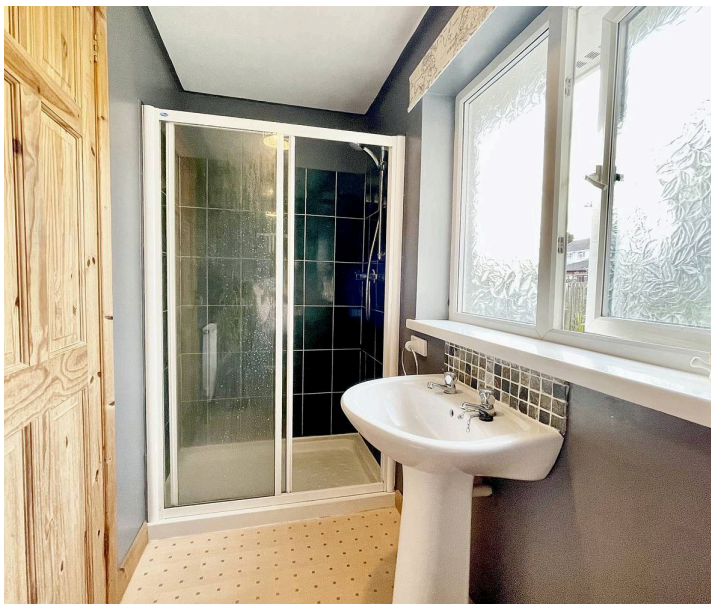
18' 6" x 4' 7" (5.64m x 1.40m)

Benefitting from a delightful elevated position, offering wonderful views over the surrounding landscape with a lightly wooded outlook over rooftops and looking towards Pendennis Castle and Falmouth Bay.

BEDROOM TWO

13' 3" x 9' 8" (4.04m x 2.95m)

Another spacious and bright double bedroom with a large double glazed window to the front aspect and providing a similar outlook as the master bedroom. Radiator.





BEDROOM THREE

9' 8" x 8' 6" (2.95m x 2.59m)

Large double glazed window overlooking the enclosed rear garden and a good sized double room. Radiator.

BEDROOM FOUR

7' 8" x 7' 7" (2.34m x 2.31m)

A good sized single bedroom or useful office space with a similar outlook as the master bedroom and bedroom two. Double glazed window to the front aspect and exposed wooden floorboards. Radiator.

FAMILY BATHROOM

7' 7" x 5' 3" (2.31m x 1.60m)

Modern and fitted with a three piece suite comprising, a large bath with clear screen and mains shower fixing over, pedestal wash hand basin with mixer tap and a low level flush WC. Obscure double glazed window to the rear aspect. Fully tiled surround and a heated towel radiator.

OUTSIDE

FRONT

Set back from the road with high hedging to three sides offering privacy and a driveway providing space for at least two vehicles in tandem. Garage with double wooden doors offering good storage space or space for a further vehicle. There is an area of lawn with a well established fruit tree offering plenty of apples to cook with when in season. Access to the front door and porch.

PARKING & GARAGE

Private off road parking on the driveway for at least two vehicles in tandem. Access to garage with double doors opening into an oversized internal space totalling 22 feet in length. A useful space for storage with a utility area at the rear with garden access and an internal door into the main home.





REAR

Accessed from the rear garage/utility door or from the kitchen/diner patio doors out to a patio courtyard with plenty of space for outside dining for BBQs. With steps leading up to the rest of the rear garden is a real surprise totalling over 70 feet in length with a variety of spaces to utilise including a vegetable patch, greenhouse, seating areas and a fire pit with more seating at the rear. There is a level gravelled area at the rear for further seating with hedging and wooden fencing for its borders providing a secluded spot to relax and enjoy. A rear wooden gate leads out onto a rear lane adjoining Mongleath Avenue. A mature garden with further potential and space to make it your own with a mixture of shrubs, plants and bushes. Leading out from the utility room a hardstanding space currently used as an outdoor kitchen/BBQ area. Steps lead up to two further tiers of the garden with the first tier providing a raised decking ideal for seating and enjoying the sunshine throughout the day and a lawned area with planet boarders. The second tier is a larger lawned area ideal for children to enjoy and current houses a trampoline, slides and ball games. Wooden fencing surround and some distant sea views above the garage flat roof.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B

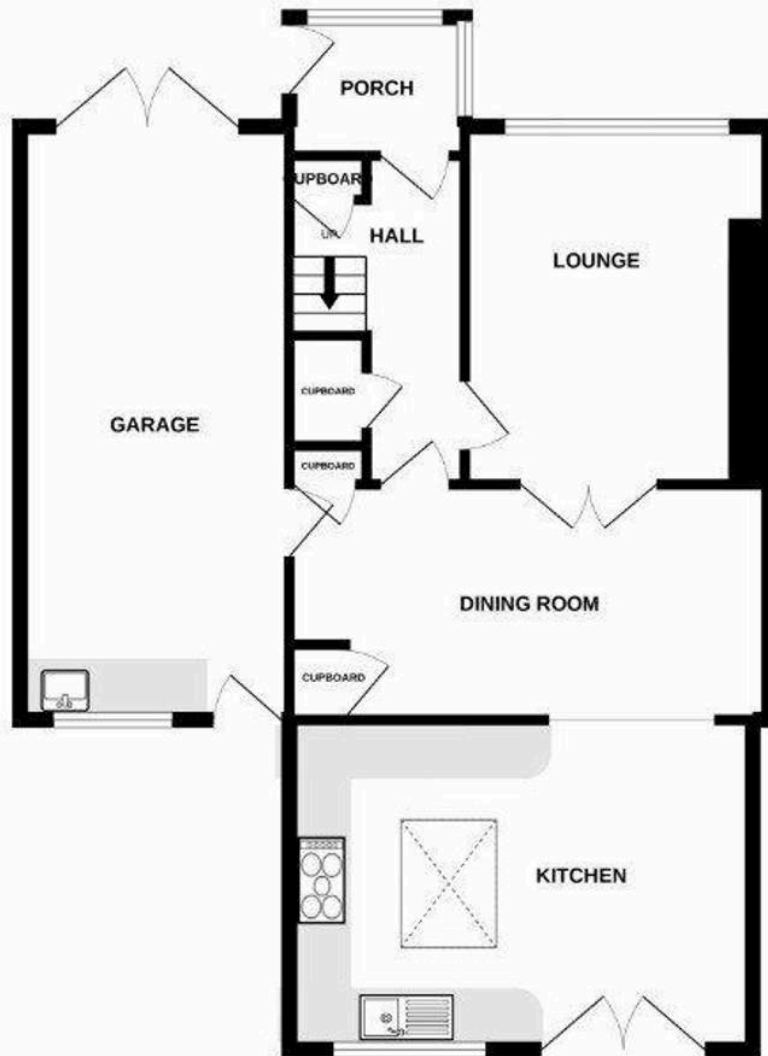
EPC Environmental Impact Rating: B

SERVICES - Mains water, gas, electricity and drainage.

HEATING & GLAZING - Double glazed windows. Gas central heating via a combination boiler fuelling the hot water and radiators. Solar panels to both sides of the roof pitch generating electricity for the property throughout the day.



GROUND FLOOR
823 sq.ft. (76.4 sq.m.) approx.



1ST FLOOR
598 sq.ft. (55.6 sq.m.) approx.



TOTAL FLOOR AREA: 1421 sq.ft. (132.0 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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