



13 Tuke Close, Falmouth

Guide Price £275,000



Heather & Lay
The local property experts

- Spacious Four Bedroom Family Home
- Cul-de-sac Location
- Front & Rear Enclosed Gardens
- Nearby Schools, Amenities & Transport Links
- Garage
- No onward chain

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

THE PROPERTY

Tuke Close was built in the 1970's and has since established itself as a popular Close for residents and families. Number 13 is nicely positioned, tucked in the corner of the cul-de-sac as a mid terrace. Enclosed with rear and front gardens to enjoy summer sunshine for much of the day. There are four bedrooms all benefitting from plenty of natural light. Further accommodation includes a kitchen, separate diner, sitting room, as well as a family bathroom and a ground floor WC. A garage to the rear of the property is accessed from an external rear door or the rear gate as well as an up and over roller door. A modern gas combination boiler, double glazing and spacious accommodation all make this a great purchase for first time buyers, investment or a family home. This property is in a favourable position nearby to amenities, schools and a commute to town itself with transport links, lovely walks and parks nearby.





THE LOCATION - Tuke Close is situated within a popular residential area on the outskirts of Falmouth, with the town, harbourside and seafront all within approximately 1.6 miles of the property. The development was built in the 1970's and benefits from plenty of amenity space with an open green area to be found just outside the property. Nearby is Falmouth School, Hospital, local amenities and Tregonigge Woodland which provides access down to Swanpool Nature Reserve and beach. Public transport is available by way of multiple bus stops close by and a short walk to Penmere train station links you to Truro and its main line direct to London Paddington. Falmouth is famed for its many festivals and regattas, the town also offers a vast array of bars, restaurants and pubs to suit all tastes and 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.

ACCOMMODATION IN DETAIL (ALL MEASUREMENTS ARE APPROXIMATE) UPVC half glazed front door leading to....

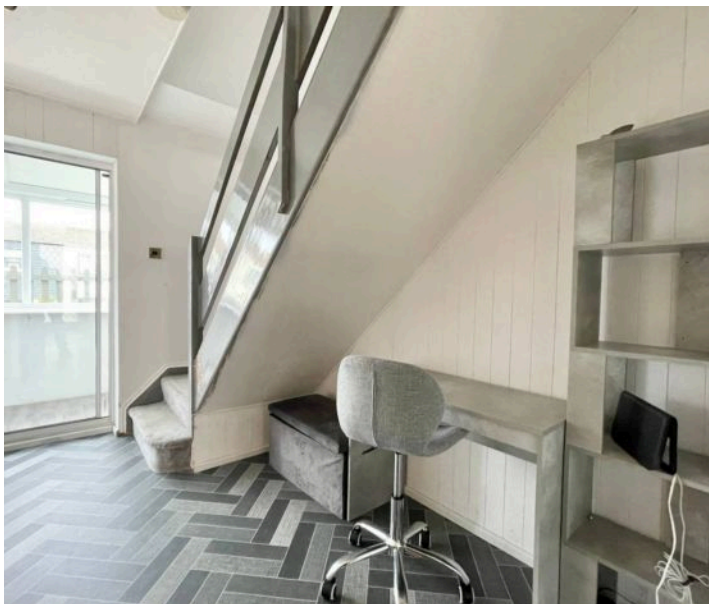
PORCH UPVC double glazed windows. Wood effect laminate flooring. UPVC double glazed sliding door into

ENTRANCE HALL Glazed wooden door providing access to the sitting room and a wooden door to the rear hallway. Staircase leading to the first floor. Useful under stairs space for desk or potential to create understairs cupboards. Parquet wooden effect laminate flooring. Storage cupboard. Radiator.

SITTING ROOM 16' 11" x 10' 8" (5.16m x 3.25m)
Generous size room with large double glazed window to the front overlooking the front garden. Archway to dining room, wooden beams, Wood effect flooring. Radiator.

REAR HALL Wooden doors providing access to the WC and storage cupboard housing Fusebox. Access to rear utility room and archway into kitchen.

KITCHEN 10' 11" x 9' 3" (3.33m x 2.82m)
Large double glazed window to the rear. A range of matt white base and eye level units and black worktops with sink and drainer with mixer tap. Tiled throughout. Oven with four ring gas hob and stainless steel extractor fan over. Space for fridge freezer. Gas combination boiler. Laminate flooring. Radiator.







KITCHEN 10' 11" x 9' 3" (3.33m x 2.82m)

Large double glazed window to the rear. A range of matt white base and eye level units and black worktops with sink and drainer with mixer tap. Tiled throughout. Oven with four ring gas hob and stainless steel extractor fan over. Space for fridge freezer. Gas combination boiler. Laminate flooring. Radiator.

DINING ROOM 10' 11" x 9' 11" (3.33m x 3.02m)

UPVC double French doors out onto decking. Double archway to sitting room and archway to kitchen. Wood effect flooring. Radiator.

REAR PORCH 7' 9" x 4' 6" (2.36m x 1.37m)

UPVC double glazed windows throughout. UPVC double glazed door to rear garden. Laminate flooring.

WC

Wooden sliding door entrance. Wash basin and WC with tiling surround. Obscure double glazed window to the rear. Laminate wood effect flooring.

FIRST FLOOR

From the entrance hallway, stairs leading to the first floor....

LANDING

Doors to four bedrooms and family bathroom. Storage cupboard. Loft access.

BEDROOM ONE 13' 2" x 10' 8" (4.01m x 3.25m)

Large double bedroom. Double glazed window overlooking the front garden and open green space. Radiator.

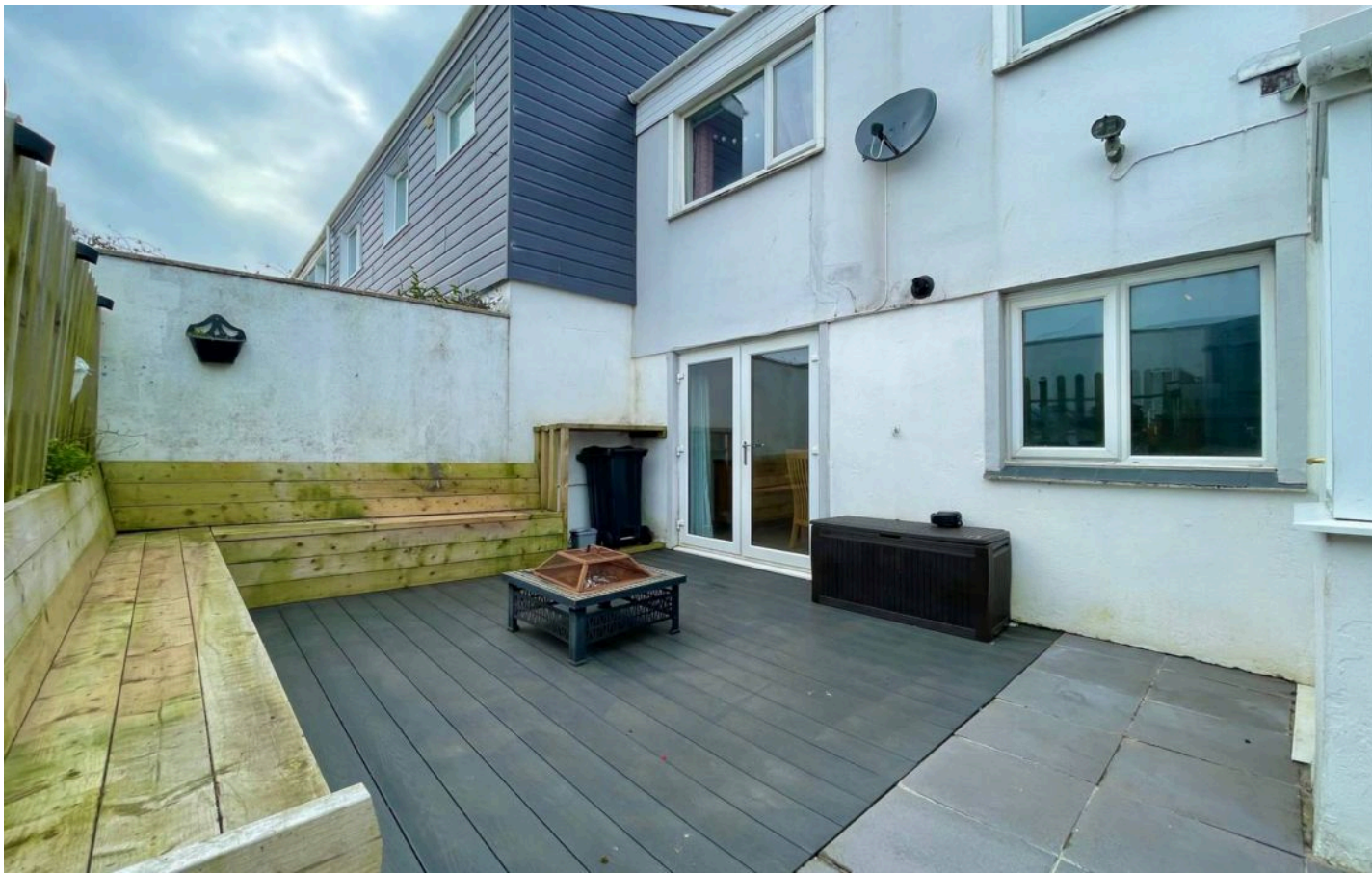
BEDROOM TWO 10' 11" x 9' 11" (3.33m x 3.02m)

Another good sized double bedroom with a double glazed window to the rear. Radiator.

BEDROOM THREE 10' 8" x 8' 9" (3.25m x 2.67m)

Double glazed window to the front overlooking the front garden and open green space. Build in Cupboard. Radiator.





BEDROOM FOUR 8' 1" x 7' 7" (2.46m x 2.31m)

Double glazed window to the rear. Radiator.

FAMILY BATHROOM 7' 7" x 7' 6" (2.31m x 2.29m)

Four-piece suite comprising panelled corner bath, square shower with glazed door and mains shower over, wash basin and WC. Obscure double glazed window to the rear. Radiator. Vinyl flooring and fully tiled surround.

OUTSIDE

FRONT

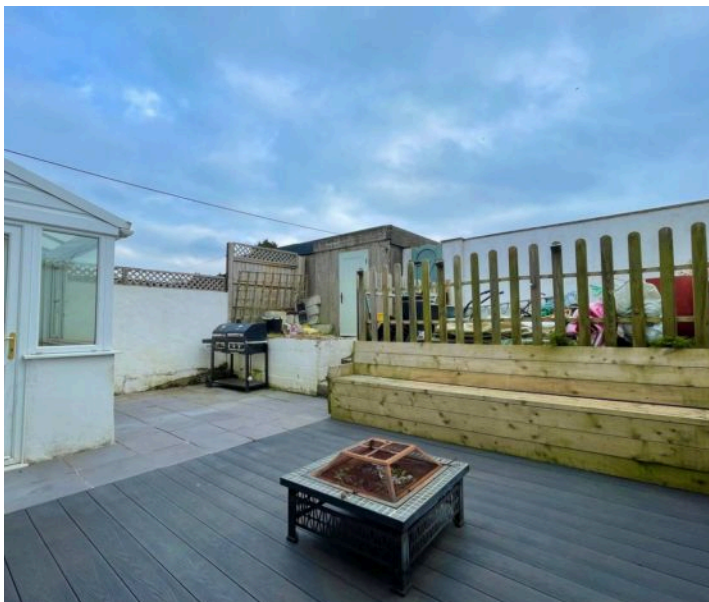
Pathway leading to the front door. Mainly laid to lawn with a rendered block wall boundary.

REAR

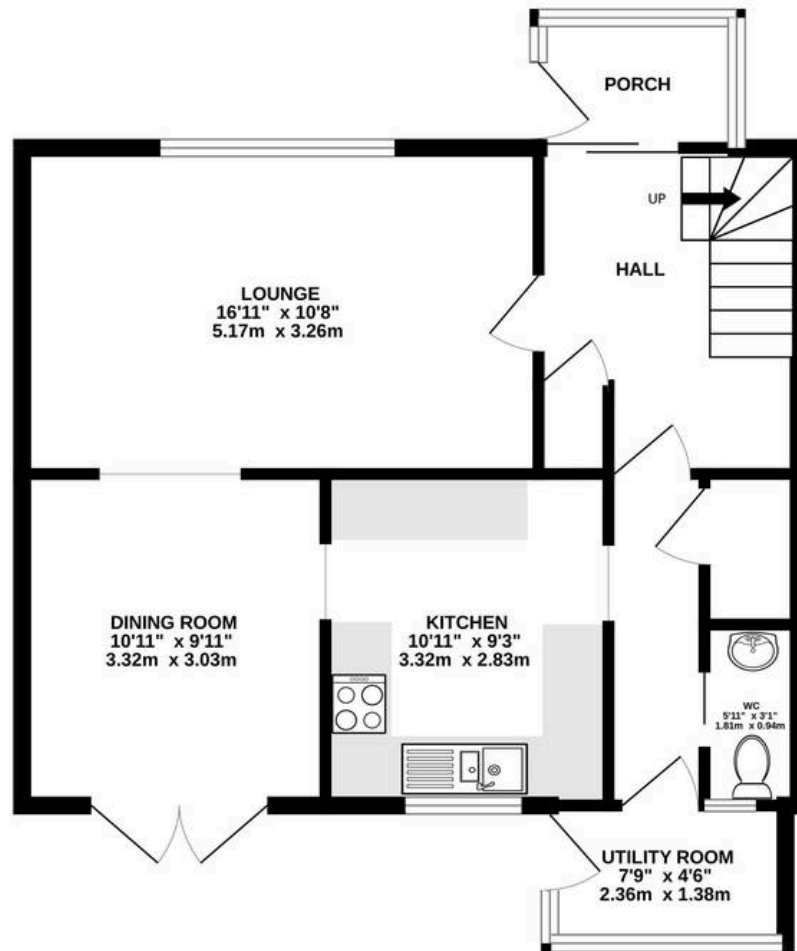
A tiered garden enclosed by a white rendered wall. A decked area with built in corner bench accessed via French patio doors from the dining room and utility is ideal for entertaining and outside dining with afternoon/evening. Steps lead up to a rear wooden gate, astroturf area with wooden fencing and pedestrian door access to

GARAGE

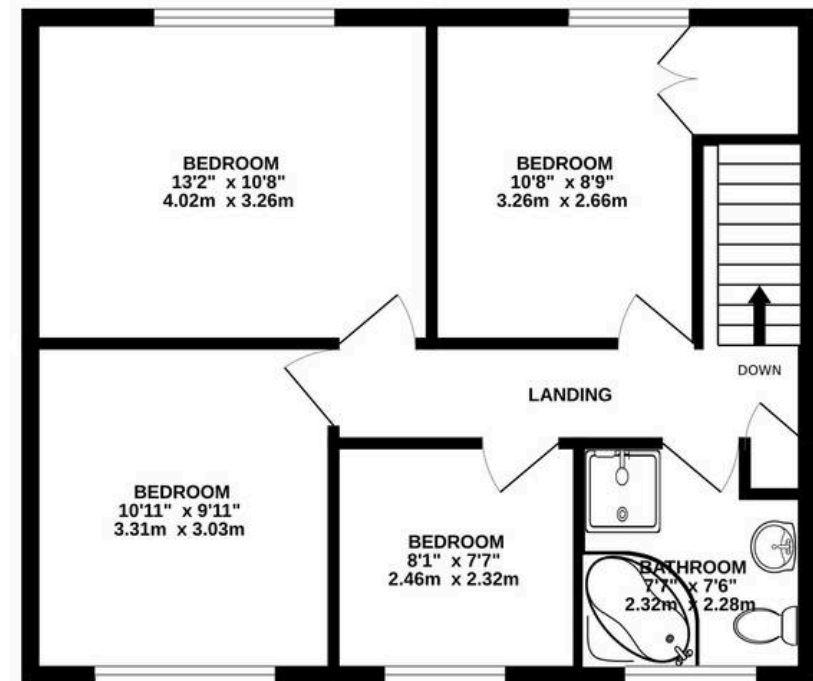
Up and over roller door. Power and light. Rear door to access the rear garden. Residential parking also nearby on Tuke Close cul-de-sac.



GROUND FLOOR
613 sq.ft. (56.9 sq.m.) approx.



1ST FLOOR
550 sq.ft. (51.1 sq.m.) approx.



TOTAL FLOOR AREA : 1163 sq.ft. (108.0 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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