



12 Venton Road, Falmouth

Guide Price £525,000



Heather & Lay
The local property experts

- Outstanding detached bungalow
- Large & lovely South facing rear garden
- Four bedrooms
- 26' sitting & dining room
- Stylishly refitted kitchen
- Separate bath/WC & shower room/WC
- Popular cul de sac setting
- Comfortable & well equipped
- Driveway parking space
- Abutting wooded greenbelt

THE PROPERTY

This outstanding detached bungalow has been reconfigured, modernised and fine tuned over the years to create a very special home indeed. All the more so, since it lies within the loveliest of established gardens, measuring 90' x 50' to the rear, facing South, abutting and overlooking the wooded nature reserve, Accommodation is light, bright, well presented and spacious with four decent bedrooms and a lovely 26' sitting and dining room. The kitchen has recently been stylishly refitted, a gas boiler fuels radiator central heating and hot water supply and windows are UPVC double glazed. There is plenty of storage space and great to have separate bath and shower rooms, each with WCs. A lovely individual family home with flexible accommodation and a glorious setting - highly recommended!

THE LOCATION

Venton Road lies on the outskirts of Falmouth, along a no-through road and adjoining a nature reserve with stream running by. It is a popular place to live, where a bus service along the road runs to and from Falmouth town and seafront and within a 10-minute walk, through a 'nip' is the excellent early 'til late Co-op and shops at Boslowick. From here, a delightful streamside walk leads to Swanpool Nature Reserve and Beach.





ACCOMMODATION IN DETAIL

(ALL MEASUREMENTS ARE APPROXIMATE) Arched and enclosed entrance, vinylly slate effect flooring, UPVC obscure double glazed and panel effect front door and side pane into.....

ENTRANCE HALL

Radiator. Coat hooks. Door to bedroom four. Obscure multipane door and side pane into

HALLWAY

8' (2.44m) Ceiling height. Radiator. Two shelved storage cupboards. Door to shower and bathrooms, kitchen, bedrooms one and two and.....

SITTING & DINING ROOM

With wide archway defining the dining area. UPVC double glazed picture window to the rear overlooking the garden and, in the dining area, to the side. Exposed painted floorboards. Former fireplace recess. Three radiators. Door to bedroom three.

KITCHEN/BREAKFAST ROOM

Stylishly and recently refitted room with range of matt green shaker style, soft closure base cupboards and drawers with extensive worktop space incorporating a breakfast bar and inset one and a half bowl composite sink and drainer with mixer tap. A picture window overlooking the rear garden and wooded Nature Reserve. Original shelved cupboard and larder cupboard. Bosch stainless steel oven and grill. Induction hob with glass splashback. Radiator. Space for fridge/freezer. Door to terrace and garden.







BEDROOM ONE

UPVC double glazed picture window to rear, overlooking the garden. Obscure UPVC double glazed window to side. Radiator.

BEDROOM TWO

UPVC double glazed window to front and side. Radiator.

BEDROOM THREE

UPVC double glazed window to front. Radiator. Exposed, painted wooden floorboards.

BEDROOM FOUR

UPVC double glazed window to front.

BATHROOM/WC

Floor and wall tiled. Obscure double glazed window to side. White three piece suite comprising dual flush WC, hand basin and panel bath with Triton shower over. Radiator.

SHOWER ROOM/WC

White three piece suite; WC, hand basin and corner shower cubicle with Triton electric shower. Heated towel radiator.





OUTSIDE

FRONT

From the road and pavement a paved brick driveway to park two cars side by side. A lawned garden with established shrubs, screening and sheltering the property. Pathway to side, through a gate to.....

REAR

This is a delightful, thoroughly private and established space, a treat for a keen gardener, backs onto the wooded Nature Reserve and is wonderfully screened by small trees and shrubs. From the kitchen a generous....

RAISED TERRACE about 14' x 13' (4.27m x 3.96m) with iron balustrade and a glorious Southerly aspect overlooking and with steps down to the garden. This is something rather special, over 90' (27.43m) deep overall and 50' (15.24m) wide with total privacy. A gently sloping area of lawn, through a five bar gate into the lower natural garden. There are two ponds, richly stocked borders, an elderly timber shed and cellar storage beneath the property and terrace where the 2019 'Glow Worm' boiler fuelling radiator central heating and hot water, is found. Outside tap and lights.

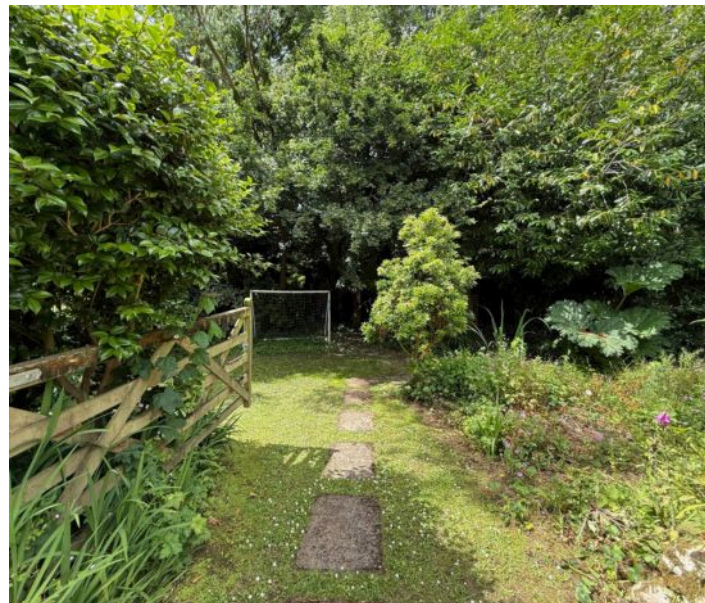
Council Tax band: D

Tenure: Freehold

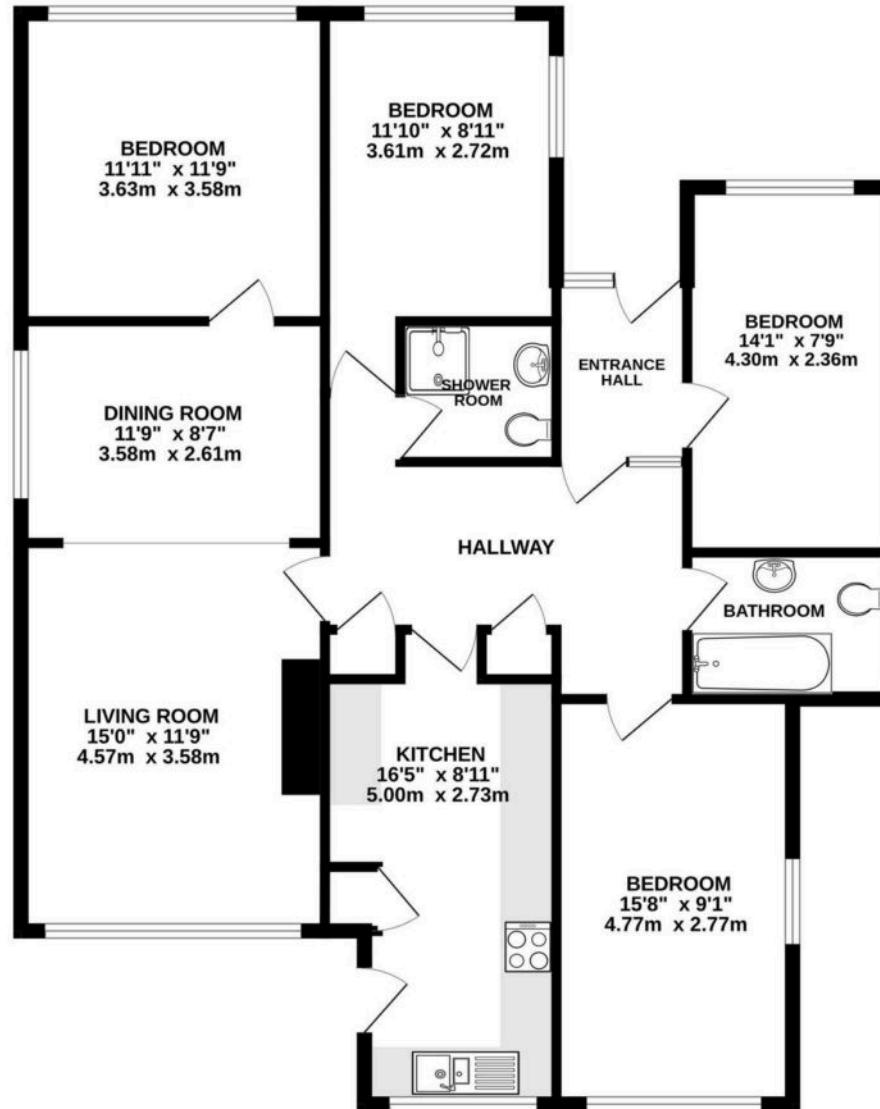
EPC Energy Efficiency Rating: D

Services: Mains electricity, gas, water & drainage. Fibre to the property.

OFF STREET



GROUND FLOOR
1155 sq. ft. (107.3 sq.m.) approx.



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TOTAL FLOOR AREA: 1155 sq. ft. (107.3 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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