



## 25 Rosva Morgowr, Falmouth

Guide Price £395,000 FREEHOLD



Heather & Lay  
*The local property experts*









## THE LOCATION

The property is accessed by car from Bickland Water Road on the outskirts of Falmouth. However, the approach to Rosva Morgowr, particularly through Goldenbank, brings you to a wonderful position that might not be apparent or expected. Remarkably, the house lies in a location near Swanpool Lake and a few paces away is a short lane and walk leading to the Nature Reserve. From here, two charming and easily accessible walks take you in one direction along the woodland boardwalk through Prislow Woods to Boslowick and in the other, the streamside pathway to Swanpool Lake and the beach. Another brilliant feature of this location is having the excellent early 'til late Co-op a few minutes walk away and the convenience of Penmere railway station nearby. What a treat to take a relaxing after-work or school walk, and within a few minutes from the house, reach Swanpool beach, looking out to sea.

## THE PROPERTY

We have sold many homes on this popular road, and the situation of number 25 is quite impressive, being high up with far-reaching views over Falmouth Town and yet a short walk from the beach at Swanpool. Having recently been a rental property, it is well-presented and offers enough space to be a nice family home. On the ground floor, there are two principal rooms, the kitchen/diner with a nice modern kitchen and plenty of space for a table and chairs, and the sitting room with windows on two sides and French doors out to the rear garden. Next to the staircase is a downstairs W/C (so useful for family life). Upstairs, there are three bedrooms and a family bathroom. The main bedroom had en-suite facilities, but our vendor decided a dressing room was better for them and took the sanitary fittings away...this can be easily put back for not a lot of expense. Being detached and on a corner plot means there are many windows bringing in natural light, and the plot size means there are actually three off-road parking spaces and a garage. The garden is a blank canvas and mainly laid to lawn with a sunny patio to the far corner. Being offered to the market with no onward chain, we highly recommend early viewing.















- Detached house
- Three bedrooms
- Private and secure garden
- Good corner plot
- Great location close to the beach
- Three off-road parking spaces
- Garage
- This property is being sold as a vacant possession with no onward chain.

#### ACCOMMODATION IN DETAIL

(ALL MEASUREMENTS ARE APPROXIMATE)

Entrance with double-glazed door opening to the ...

#### ENTRANCE HALL

Staircase ascending to the first floor landing, doors giving access to the sitting room, kitchen/dining room and WC. Wall-mounted consumer unit. Radiator. Central heating controls and telephone point.

#### SITTING ROOM 15' 11" x 10' 10" (4.85m x 3.30m)

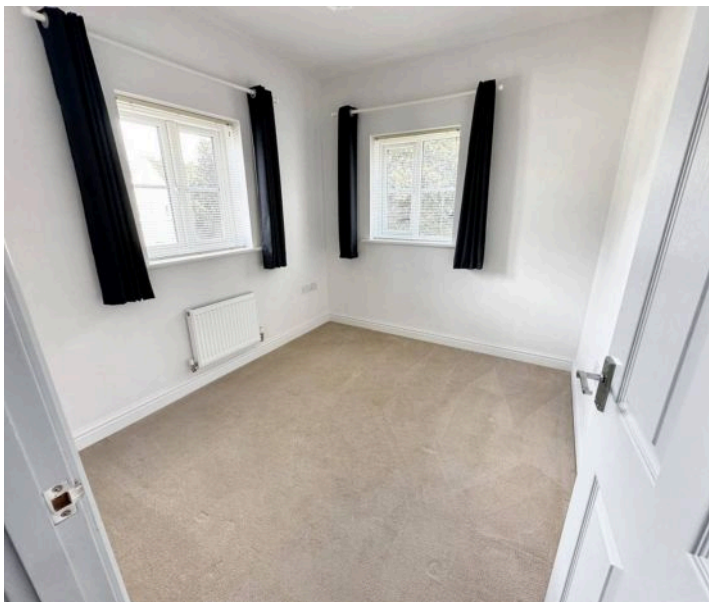
Plus an alcove 5' 6" x 3' 1" (1.7m x 0.95m) With windows on two sides and French doors out to the garden. TV point. Telephone point. Two radiators.

#### KITCHEN/DINING ROOM 15' 11" x 9' 4" (4.85m x 2.85m)

Plus alcove 5' 2" x 3' 1" (1.6m x 0.95m) Dual aspect with windows to the front and side, allowing natural light to enter. Modern kitchen comprising a range of eye and base level units and drawers with work surfaces incorporating a one-and-a-half bowl ceramic sink and drainer. Four-ring gas hob with double oven under and chrome extractor hood over, fridge, freezer and dishwasher. The gas central heating boiler is concealed within one of the wall-mounted kitchen cupboards with controls under. Plenty of space for a dining table and chairs.

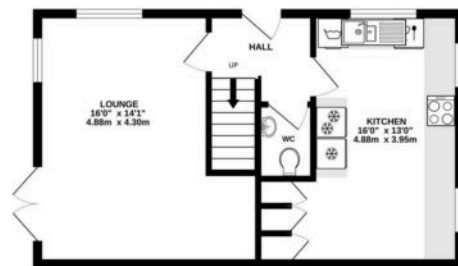
#### DOWNSTAIRS W/C

Low-level flush WC, wall-mounted hand wash basin. Radiator. Extractor.





GROUND FLOOR  
432 sq.ft. (40.2 sq.m.) approx.



1ST FLOOR  
433 sq.ft. (40.2 sq.m.) approx.



TOTAL FLOOR AREA - 865 sq.ft. (80.4 sq.m.) approx.  
While every effort has been made to ensure the accuracy of the floorplan provided here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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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## FIRST FLOOR

Large landing with doors to each bedroom, bathroom, plus an airing cupboard that is home to the modern hot water tank.

### BEDROOM ONE 11' 0" x 10' 8" (3.35m x 3.25m)

Windows to the front and side bring in a good degree of natural light and pleasing views over the town in the distance. Radiator. TV and telephone point. Gas central heating controls. Loft hatch. A doorway opens to a dressing room that was the en-suite. The pipework and shower tray are still in place, should the new owner decide to reinstate them.

### BEDROOM TWO 9' 5" x 8' 2" (2.87m x 2.49m)

Windows to the front and side elevation. Radiator. TV and telephone point.

### BEDROOM THREE 9' 5" x 7' 6" (2.87m x 2.29m)

Window to the side elevation. TV point. Radiator.

### BATHROOM 6' 7" x 5' 7" (2.01m x 1.70m)

Modern, white, three-piece suite comprising bath with mixer taps and shower attachment, low-level flush WC and pedestal hand wash basin. Obscure window to the front. Shaver point. Radiator.

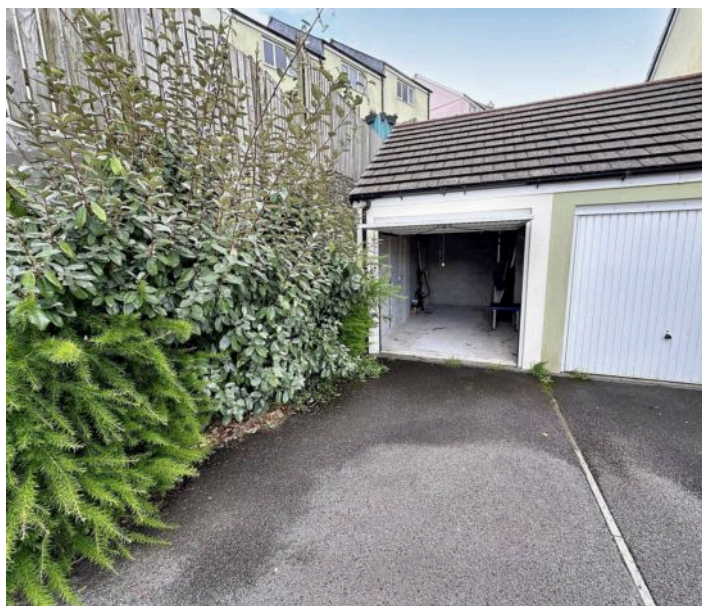
**GARDEN** The front and one side, set back from the road with a grassed area, with the left side leading to a tarmac driveway where two cars can be parked off-road in tandem. To the right is a private garden with high walls and fencing. Mainly grass with patio area and space for a shed/workshop. Side gate and house access through the French doors into the sitting room. Below the rear garden and accessed down the side is the...

**SINGLE GARAGE** 16' 10" x 8' 2" (5.15m x 2.5m) With metal up and over vehicular access door to the front with light and power. Roof storage. Further driveway parking in front of the garage.

**SERVICE CHARGE** As is the case with all modern developments, the property is subject to an annual service charge thought to be £195 tbc.

Council Tax band: D EPC Energy Efficiency Rating: C

**SERVICES:** Mains electricity, gas, water & drainage.







## Heather & Lay

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