



104 Conway Road, Falmouth

Guide Price £255,000 Freehold

In a nice location and with no onward chain, this spacious semi-detached two double bedroom bungalow is dated but perfectly livable as-is. Priced to reflect the need to update. Video tour available. NO ONWARD CHAIN.

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THE PROPERTY

To many, this property will be seen as a very good value due to our pricing with the expectation that the new owner will likely modernise. It is all perfectly livable, but the kitchen is dated and would be transformed on a small budget. Both bedrooms are doubles and the sitting room is also generously proportioned. Outside, there are gardens to the front and rear, plus a garage and plenty of off-road parking. Importantly, we are selling this property with no onward chain!

THE LOCATION

Conway Road is part of a popular, well-conceived development located on the outskirts of Falmouth. It is a lovely spot, set close to Tregoniggle woods and nature reserve, where a streamside walk leads to Boslowick with its garage, shops, railway station and excellent 'early 'til late' Co-op. A nearby bus stop regularly runs to Falmouth town and to the seafront.

Council Tax band: C

EPC Energy Efficiency Rating: D

Services: Mains electricity, gas, water & drainage

AGENTS NOTE

Being sold with no onward chain. Please ensure that you watch the video tour that is on Rightmove and Zoopla.

- Semi-detached bungalow
- Two double bedrooms
- Off-road parking
- Garage
- Gardens
- In need of modernisation
- No onward chain

ACCOMMODATION IN DETAIL

(ALL MEASUREMENTS ARE APPROXIMATE)

From the driveway parking, you enter into the....

ENTRANCE HALL

Doors to all rooms, a large airing cupboard with a hot water tank. Loft hatch (with pulldown ladder and boarded storage).

SITTING ROOM

Generously proportioned and flooded with natural light due to the large window to the front. Carpet. Radiator.



KITCHEN

Window to the front and side. The kitchen is perfectly usable, but the likelihood is that the new owner will replace this and make something very nice. In the far corner is a gas-fired central heating boiler.

BEDROOM ONE

Window to the rear. Radiator. Carpet.

BEDROOM TWO

Patio doors to the rear. Radiator. Carpet.

SHOWER ROOM

Nicely presented modern suite with wipe-down wall panelling. Obscure window to the side. W/C, hand basin and large shower cubicle with electric shower over.

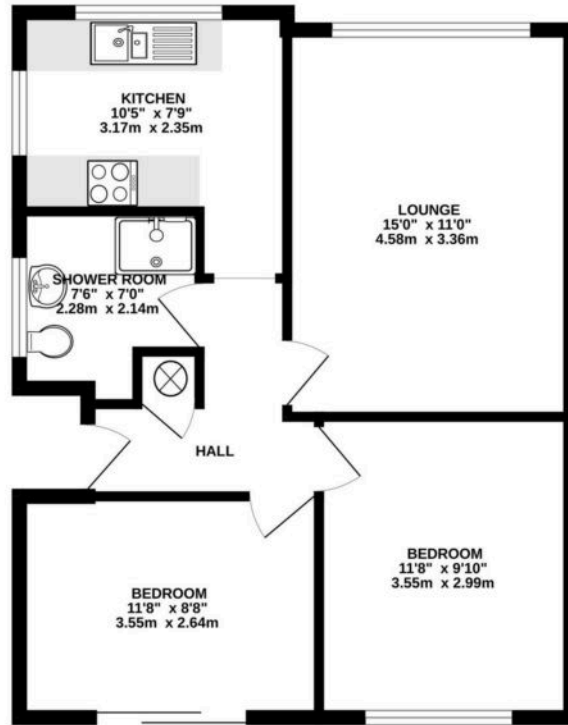
OUTSIDE

The front garden is easy maintenance, plus an extra off-road parking space. To the side there is parking for possibly two further vehicles plus access to the garage. A wooden side gate gives access into the rear garden, which again, is set up for easy maintenance and is secure and private with high wall/fencing. Block built shed with electric and lighting.

GARAGE

Electric up-and-over vehicular access door. Electric and lighting. Wide enough to accommodate a modern car.

GROUND FLOOR
568 sq.ft. (52.7 sq.m.) approx.



TOTAL FLOOR AREA: 568 sq.ft. (52.7 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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