



1 Ashfield Villas, Falmouth

Guide Price £299,000



Heather & Lay
The local property experts

THE PROPERTY

This three-bedroom end of terrace family home offers the chance to modernise and personalise a generously proportioned property in order to create a great home. The spacious open-plan layout on the ground floor provides an easy flow throughout the living areas, enhanced by large windows that provide plenty of natural light. Outside, the front garden offers ample space for gardeners or an opportunity to expand the driveway. A garage provides valuable storage or, subject to the necessary permissions, could be converted into a fourth bedroom or additional living space. Upstairs, you'll find three well-proportioned bedrooms and a family bathroom, all of which have scope for updating to suit your taste and needs. All offered with the benefit of no onward chain.

THE LOCATION

1 Ashfield Villas enjoys a highly convenient location, positioned between the centres of both Falmouth and Penryn. Remarkably, both Sainsbury's and Lidl are just a short walk away, effectively your local 'corner shops'. At the same time, the popular Upper Deck bar and restaurant at Falmouth Marina is also close by, offering a scenic spot to dine or unwind. Excellent transport links are available via a nearby bus stop on Dracaena Avenue, providing regular services to Falmouth town centre, the seafront and beaches, as well as Penryn and Truro. The walk into Falmouth is a lovely riverside walk along North Parade, leading into town past the Marina, the Greenbank Hotel, and the Royal Cornwall Yacht Club.



- Three Double Bedroom End of Terrace House
- Open Plan Kitchen/Dining Room
- In Need of Modernisation
- Garage
- Parking For 2/3 Cars
- Convenient Location Close to Amenities
- Gas Central Heating
- No Onward Chain

ACCOMMODATION IN DETAIL

(ALL MEASUREMENTS ARE APPROXIMATE)

PORCH

Covered area leading through an opaque UPVC double-glazed front door with full height side window into.....

HALLWAY 3.38m x 1.81m (11' 1" x 5' 11")

Opaque glazed UPVC window to the side. Stairs rising to the first floor. Radiator. Central heating thermostatic control. Door to downstairs WC, living room and.....

KITCHEN/DINING AREA 6.17m x 2.71m (20' 3" x 8' 11")

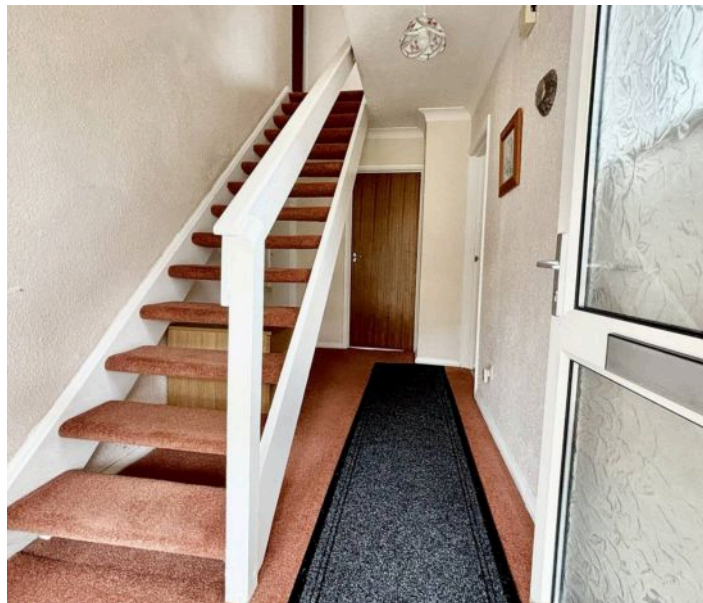
UPVC double-glazed sliding door to rear balcony, and window to front. Wooden base and eye-level units with wood-effect laminate worktop. Composite sink with swan neck mixer tap and tiled splashback. Electric oven and hob with extractor over. Space for white goods. Tile effect laminate flooring for the kitchen with carpeted dining area. Nook with cupboard and shelf. Radiator. Archway leading to.....

LIVING ROOM 4.50m x 3.96m (14' 9" x 13' 0")

Large UPVC double-glazed window to rear with greenery views. Electric fire with ornate surround. Radiator. TV point. Door to hallway.

DOWNSTAIRS WC

WC, hand wash basin with chrome mixer tap. Tiled floor. Door to.....





LANDING

Doors to bedrooms and bathroom. Access to the loft.

BEDROOM ONE 3.70m x 3.34m (12' 2" x 10' 11")

UPVC double-glazed window to rear. Doors to storage cupboards. Radiator.

BEDROOM TWO 3.34m x 2.77m (10' 11" x 9' 1") (increasing to 3.45)

UPVC double-glazed window to rear. Doors to storage cupboards. Radiator

BEDROOM THREE 3.67m x 2.71m (12' 0" x 8' 11") (reducing to 2.10) (reducing to 1.84)

UPVC double-glazed window to front. Doors to storage cupboards. Radiator.

BATHROOM 2.70m x 1.90m (8' 10" x 6' 3")

Opaque UPVC double-glazed window. Three-piece suite comprising pedestal hand wash basin, plumbed shower with glass screen and separate bath. Tiled to half height throughout. Radiator. Extractor. Linoleum tile effect flooring.

WC

Opaque UPVC window to front. WC. Linoleum flooring.







FRONT GARDEN

Brick paved driveway with double metal gates to enter, bordered by a white block wall to one side and a grassed area with plants and a wooden fence to the other. Outside tap. Wooden gate to side passage with space for storage, followed by another wooden gate to....

REAR GARDEN

Lawn with steps leading to a balcony accessed from the dining room. Wooden fencing to either side with green shrubbery and trees behind.

SINGLE GARAGE 5.42 reducing to 3.22 x 2.93 reducing to 1.85

Electric roller vehicular access door. Power and light. Worcester Combination boiler fuelling radiator central heating and hot water supply. Space and plumbing for washing machine/tumble dryer. Electric meter. Tile effect laminate flooring. High ceilings with potential for storage above.

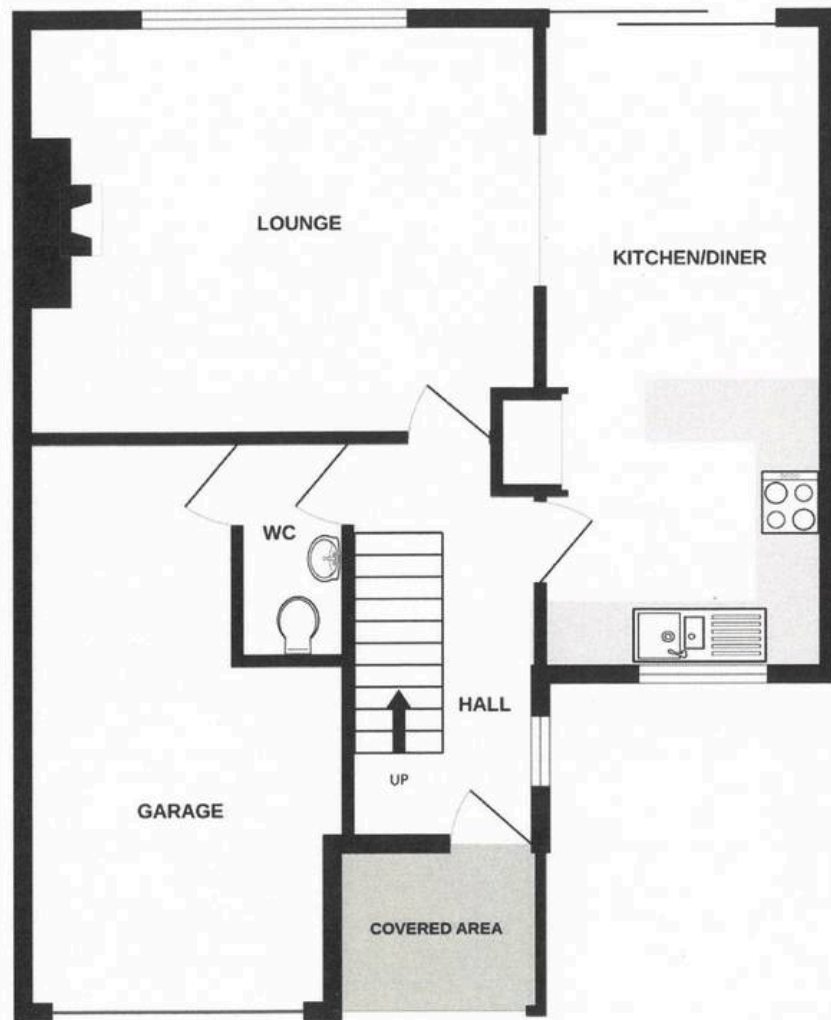
Council Tax band: C

EPC Energy Efficiency Rating: D

Services: Mains electricity, gas and drainage



GROUND FLOOR
627 sq.ft. (58.3 sq.m.) approx.



1ST FLOOR
500 sq.ft. (46.5 sq.m.) approx.



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3 Church Street, Falmouth - TR11 3DN

01326 319767 • sales@heather-lay.co.uk • www.heather-lay.co.uk/

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