



32 Mongleath Avenue, Falmouth

Guide Price £395,000



Heather & Lay  
*The local property experts*



- Semi-detached house
- Recently modernised
- Great location close to schools & shops
- Beautifully presented
- 3 Bedrooms
- Large garden
- Garage & off-road parking
- Planning permission granted for extension

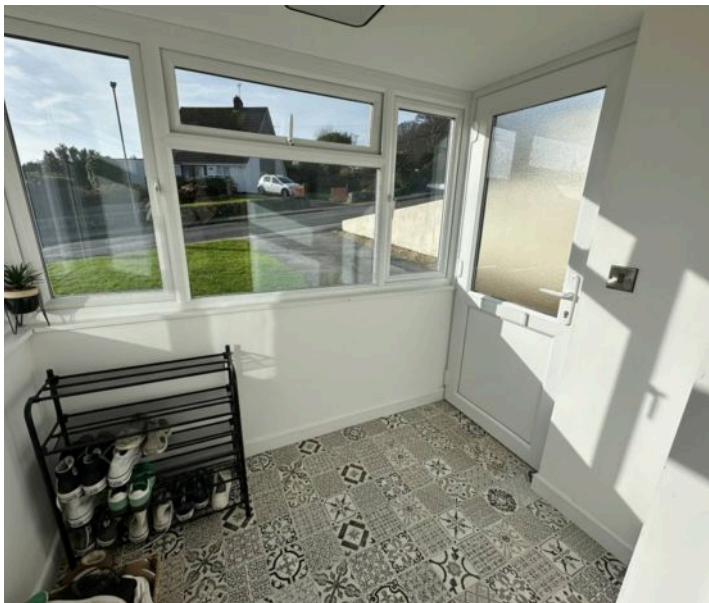
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: E

Services: Mains electricity, gas, water & drainage

**THE LOCATION** - The property enjoys a prime location on the outskirts of Falmouth, set within a well-established residential area just over a mile from the vibrant town centre and less than half a mile from the coastline. It is within walking distance of Swanpool Nature Reserve and its award-winning beach, as well as the local shops and amenities at Boslowick, including a convenient Co-op and petrol station. Families will benefit from excellent schooling options nearby, including several well-regarded primary and secondary schools, and easy access to independent schools in Truro. The area is very well-connected, served by a regular bus route and close to Penmere Train Station, which offers links through to Penryn, Truro, Exeter, and London Paddington. Originally developed by Gray Connolly, the area features lower-density housing with generous garden spaces, creating a more open and established neighbourhood feel. The property is also ideally positioned for access to Falmouth's thriving cultural and social scene. The town is renowned for its beautiful period architecture, maritime heritage, and world-class sailing waters. Residents can enjoy an eclectic mix of independent and national shops, art galleries, restaurants, cafés, and traditional pubs, along with year-round festivals including Falmouth Week, the Oyster Festival, and the Sea Shanty Festival making it one of the most desirable places to live in the UK.







## THE PROPERTY

Built circa 1970 this design of property has been a firm favourite for many families ever since. Both light, and spacious, it offers more generous proportions compared to new homes built today. The garden is also larger than expected and the garage being on the side gives tandem off-road parking for two cars in front. The property has been hugely updated by our vendors during their ownership and discerning viewers will be pleased with the quality on offer. Our vendors were unsure whether to move due to the fact they love living her and were considering extending out the rear. Drawings have been produced and planning permission granted should the new owners decide to extend. This property is perfect for a family because at the end of the road are schools and just a couple of hundred yards in the other direction are the local shops.

## ACCOMMODATION IN DETAIL

(ALL MEASUREMENTS ARE APPROXIMATE) From the driveway parking you enter via a large porch that in turn gives access to the.....

## ENTRANCE HALL

Coat store. Stairs to first floor. Under stair cupboard. Radiator. Wood laminate flooring. Door into sitting room and.....

## KITCHEN/DINING ROOM

Continuation of the wood laminate flooring from the entrance hall. A modern kitchen with dark blue fronted units complimented by real wood worktops and a white composite sink and drainer under a window looking over the rear garden. Built-in appliances include an electric oven with gas hob and under-counter fridge. A further under stair cupboard space has been opened up for additional kitchen storage. Door through to garage and utility area. The flooring continues into the dining room which faces the breakfast bar and has a large window facing the rear garden and opens into the.....

## SITTING ROOM

A lovely room with large window to the front. Fireplace with wood burning stove and decorative wood plinth/shelf over. Carpet. Radiator.







**FIRST FLOOR** - Stairs from the entrance hallway leading up to the.....

**LANDING** - Loft hatch Window to side. Doors to three bedrooms and family bathroom.

#### **BEDROOM ONE**

Window to front. Built-in wardrobe. Radiator.

#### **BEDROOM TWO**

Window to rear. Radiator

#### **BEDROOM THREE**

Window to front. Radiator.

#### **FAMILY BATHROOM**

Modern, recently replaced and beautifully presented. "P" shaped bath with shower over, rainfall head and spray attachment, glass screen to the side and stylish tiling. White WC with hidden cistern and wash basin on vanity unit. Obscure windows to rear and side. Radiator. Extractor.

#### **AGENTS NOTE**

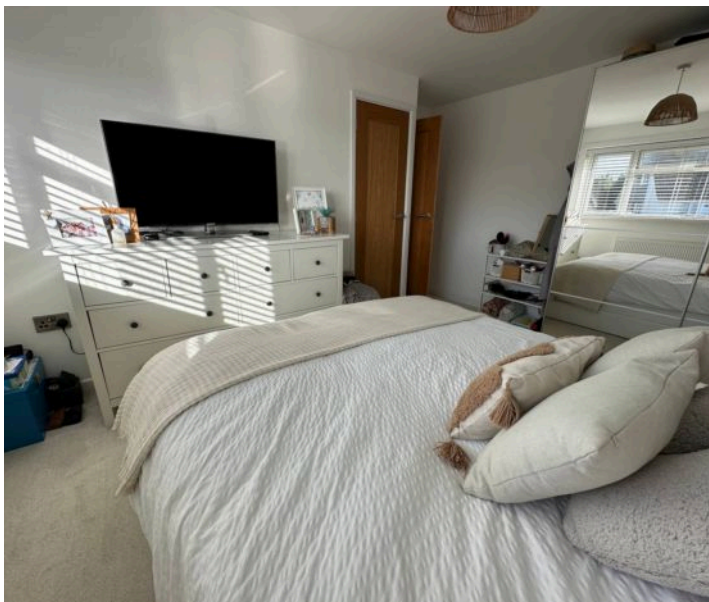
The property has been extensively updated with new kitchen, bathroom, electrics, heating system, doors, flooring and decoration. Extension drawings and plans can be seen when viewing.

#### **OUTSIDE**

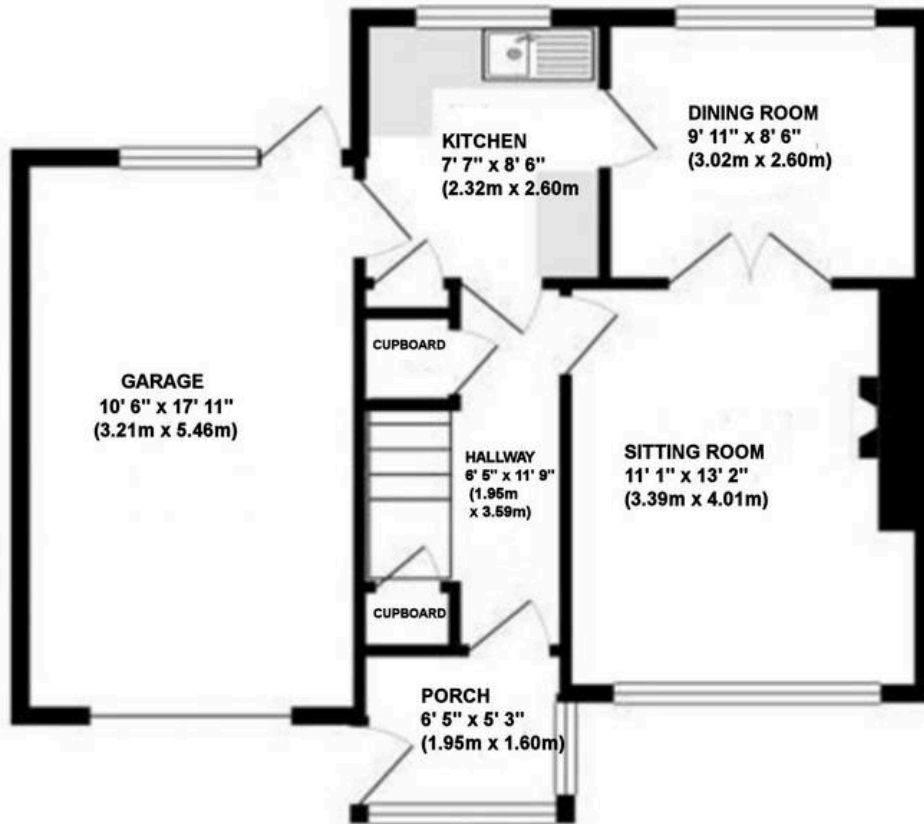
**FRONT** - A good size, mainly laid to lawn with driveway parking in front of the garage for two cars in tandem. Side gate leading to the rear garden.

**REAR** - Large garden enclosed by wooden fencing. Mainly laid to lawn. Raised gravel bed. side gate and mainly laid to lawn. Covered storage area.

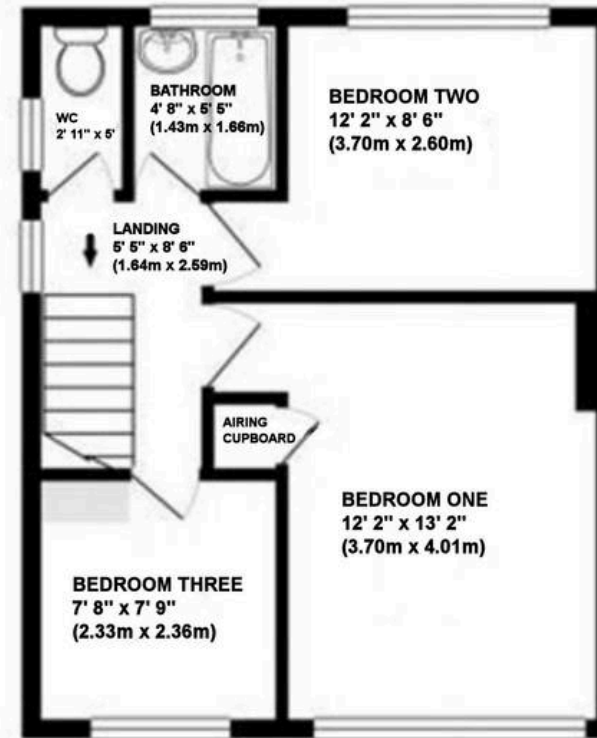
**GARAGE** - A good size and will fit a modern car. To the rear is a utility area with power, drainage, water and the gas central heating boiler fuelling radiator central heating and hot water supply and a modern RCD fusebox. Door to rear garden.



**Ground Floor 55.12 sq. m.**  
( 593.36 sq. ft. )



**1st Floor 35.30 sq. m.**  
( 379.94 sq. ft. )



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