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**Daveys Close,  
Falmouth**

**£275,000  
Freehold**







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## **Property Introduction**

This two bedroom mid terraced house is set in a no-through cul de sac on a small, quiet development on the outskirts of Falmouth.

It has an entrance porch leading into lounge, there is a kitchen/diner and an enclosed, south facing, low maintenance rear garden.

To the first floor there are two bedrooms and a bathroom. From bedroom two there are lovely far reaching views across countryside out to Goonhilly.

There is parking in the cul de sac and a useful garage in a block.

## **Location**

Located on a small development with a useful bus service and within walking distance of Swanpool Beach, Nature Reserve and Falmouth Golf Club we can see why this area proves to be popular. The property is ideally placed for the amenities at Boslowick that include a convenience store, barbers, cafe and fish and chip shop and is within easy access to Primary Schools.

Beyond Boslowick further towards the town is the Penmere Train Station that provides a service to Falmouth town and to Truro with its connection to London Paddington.

### **ACCOMMODATION COMPRISES:**

Steps lead down to a tiered front garden with mature shrubs. Double glazed door leading into:

#### **ENTRANCE PORCH**

Glazed side panel. Cupboard for electrics. Coat storage. Glazed door leading into:

#### **LOUNGE 13' 8" x 12' 0" (4.16m x 3.65m) maximum measurements**

Double glazed window. Wall mounted gas fire on a slate hearth. Stairs leading to first floor. Glazed doors leading into:

### **KITCHEN/DINER 12' 1" x 10' 2" (3.68m x 3.10m)**

Double glazed window. Range of floor and wall mounted units with work surfaces over and incorporating sink and drainer. Free standing cooker. Space for fridge/freezer and washing machine. Cupboard housing gas combination boiler. Useful shelving, radiator, space for table. Double glazed door leading to rear enclosed garden.

### **FIRST FLOOR LANDING**

Hatch access to boarded loft space with loft ladder.

### **BEDROOM ONE 10' 4" x 10' 3" (3.15m x 3.12m)**

Double glazed window to front. Fitted wardrobes with sliding mirror doors.

### **BEDROOM TWO 10' 5" x 6' 9" (3.17m x 2.06m)**

Double glazed window to rear enjoying countryside views. Fitted cupboard.

### **BATHROOM**

Obscure double glazed window with tiled sill. Panelled bath with shower attachment to taps and folding shower screen. Wall mounted sink with tiled splashback and mirror above. Low level WC. Heated towel rail.

### **OUTSIDE**

The rear garden is fully decked and arranged over two levels. Low maintenance borders. Steps leading down to rear pedestrian gate.

### **GARAGE 16' 9" x 8' 1" (5.10m x 2.46m) maximum measurements**

With up and over door. Situated in a block nearby and it is the end one on the right hand side.

### **SERVICES**

Mains water, electricity, gas and drainage.

### **COUNCIL TAX**

Band B.

### **DIRECTIONS**

From Falmouth Football Club on your left hand side travelling along Bickland Water Road heading towards Swanpool, continue for approximately one mile passing Boslowick Road on your left, Davey Close is the next turning on the left hand side. Proceed into close and follow around to left where Number 20 can be found on your left hand side. If using what 3 words;urgent.nods.smooth

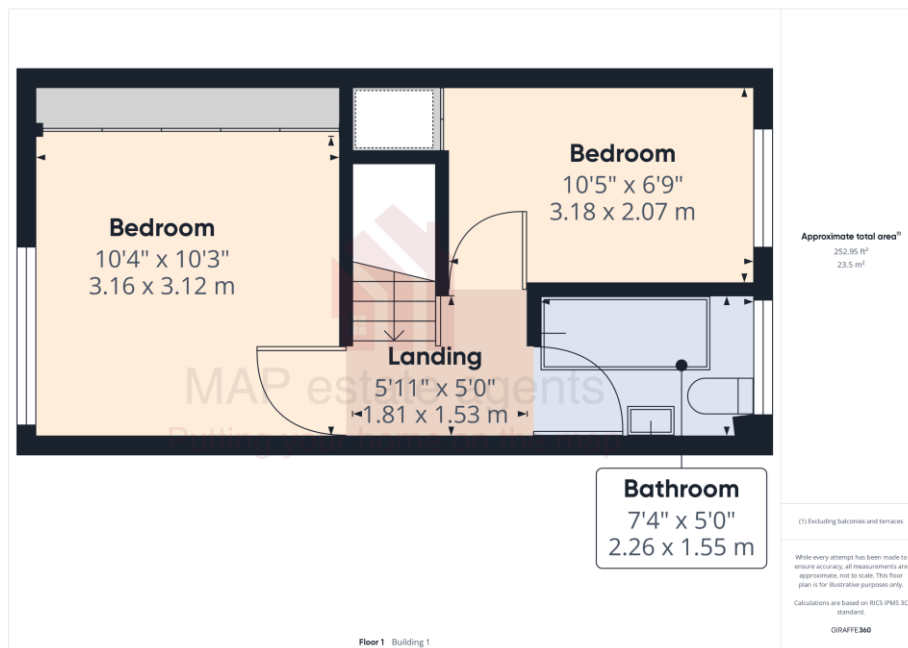
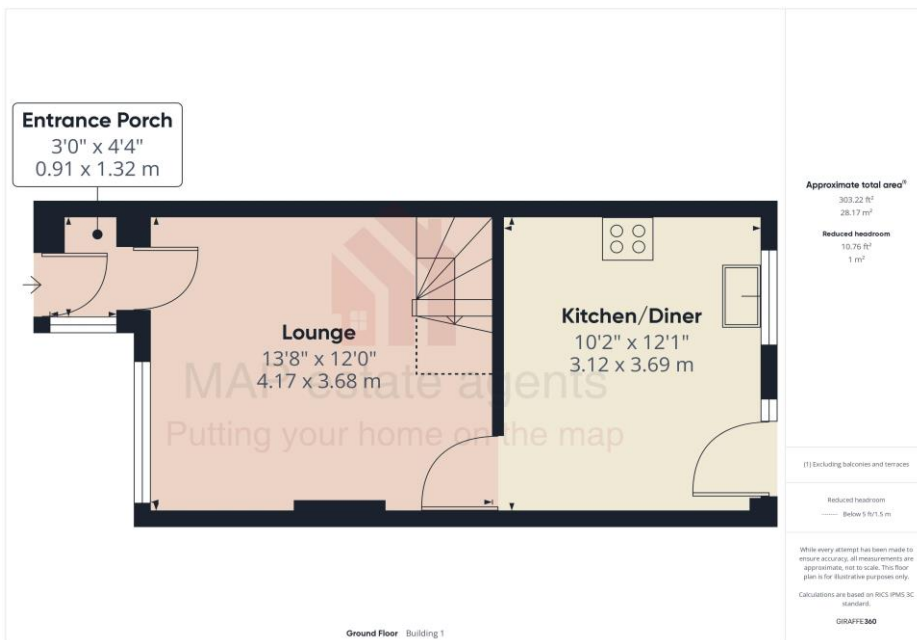


Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		88   B
69-80	C	70   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



## MAP's top reasons to view this home

- Quiet residential area close to Swanpool
- Terraced house
- Two bedrooms
- Lounge with gas fire
- Kitchen/diner
- Enclosed rear south facing garden
- Bathroom on first floor
- Parking in cul-de-sac
- Garage in a block
- Lovely countryside views from rear



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