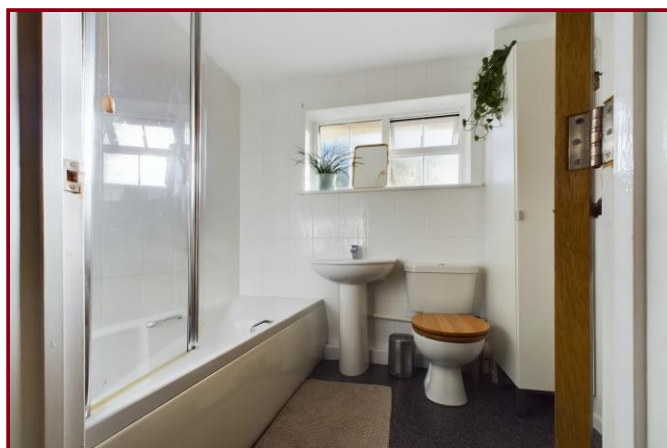




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Putting your home on the map

**Pengarth Rise,  
Falmouth**

**£325,000  
Freehold**







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## Property Introduction

This three bedroom terraced house is within a popular residential area in Falmouth close to the town, two primary schools and Swanpool Beach.

The house itself is light and bright with a lounge, a kitchen/diner with double doors leading out to an enclosed rear garden and there are three bedrooms and a bathroom on the first floor.

Beyond the garden to the front is an open green space that then leads to unallocated parking.

The rear garden can be accessed from the kitchen/diner and is enclosed with a raised patio perfect for barbecues. A pedestrian gate leads to the lane that runs behind the development.

There is a garage located in a block a short walk from the house.

## Location

The Pengarth area of Falmouth is a popular residential area just a leisurely fifteen minute walk into the town centre located just a mile away. Pengarth Road is a no-through cul-de-sac with a footpath at the end that connects to Tresahar Road and then it is a five minute walk to the coast or you can walk to Swanpool Nature Reserve and Beach with its lovely cafe and seafood restaurant.

Marlborough and King Charles Primary Schools are close by and Penmere Train station is in close proximity and there is a regular bus route through Pengarth.

## ACCOMODATION COMPRISES

Pathway leading to double glazed door opening to:-

### HALLWAY

Radiator and coat and shoe storage, laminate flooring and glazed door leading to:-

### LOUNGE 14' 5" x 12' 8" (4.39m x 3.86m)

Laminate flooring, double glazed window looking out to front green space, under stairs storage cupboard, radiator. Doorway leading to:-

### KITCHEN/DINER 15' 8" x 10' 7" (4.77m x 3.22m)

Range of floor and wall mounted cupboards with worktop over incorporating a one and a half bowl sink and drainer. Double

glazed window with outlook over garden. Spaces for cooker with extractor hood over, fridge, freezer, washing machine and dryer. Tiled surround. Space for dining table. Radiator and double doors leading to garden.

## FIRST FLOOR LANDING

Loft hatch with ladder, partially boarded. Shelved airing cupboard, housing gas combination boiler. Doors off to:-

## BEDROOM ONE 14' 0" x 9' 6" (4.26m x 2.89m)

Double glazed window, radiator, Venetian blinds overlooking rear garden.

## BEDROOM TWO 11' 3" x 8' 6" (3.43m x 2.59m)

Double glazed window, radiator. Overlooking front elevation.

## BEDROOM THREE 7' 8" x 6' 11" (2.34m x 2.11m)

Double glazed window and radiator. Overlooking front elevation.

## BATHROOM

Bath with electric shower over and side screen, pedestal wash hand basin and low level WC. Tiling to two walls and heated towel rail. Obscure double glazed window.

## OUTSIDE FRONT

Unallocated parking to the front. Hedging separating and providing privacy to next door and with a pathway leading to the entrance door with lawn to the side.

## OUTSIDE REAR

The rear garden is enclosed and created with ease of maintenance in mind with steps leading to a raised patio with seating, paving and gravel. Useful storage shed. A rear pedestrian gate leads out to a pedestrian pathway. Range of mature shrubs. Outside water tap.

## GARAGE 15' 10" x 8' 1" (4.82m x 2.46m)

Up and over door. Situated within a block a short walk away.

## AGENT'S NOTE

Unallocated parking to front. The Council Tax band for the property is band 'B'.

## SERVICES

Mains water, mains gas, mains electric, mains drainage.

## DIRECTIONS

From the roundabout at the top of Killigrew above The Moor in the centre of Falmouth, proceed along Western Terrace, turning first right into Marlborough Crescent follow the road down and around, turning left into Margaret Place. Follow the road, then turn left into Pengarth Rise. Then first right, there is the parking area. Across the open green space you will find the property. If using What3words:- settle.sharp.lofts

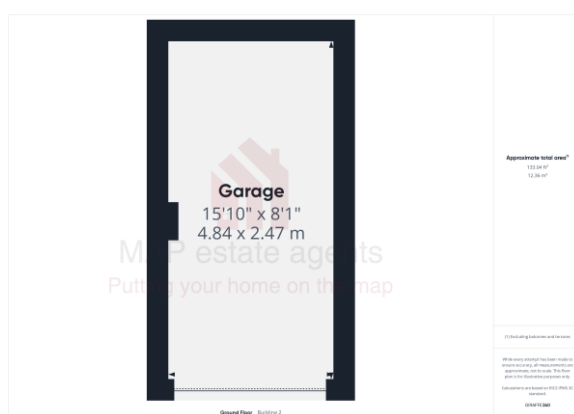
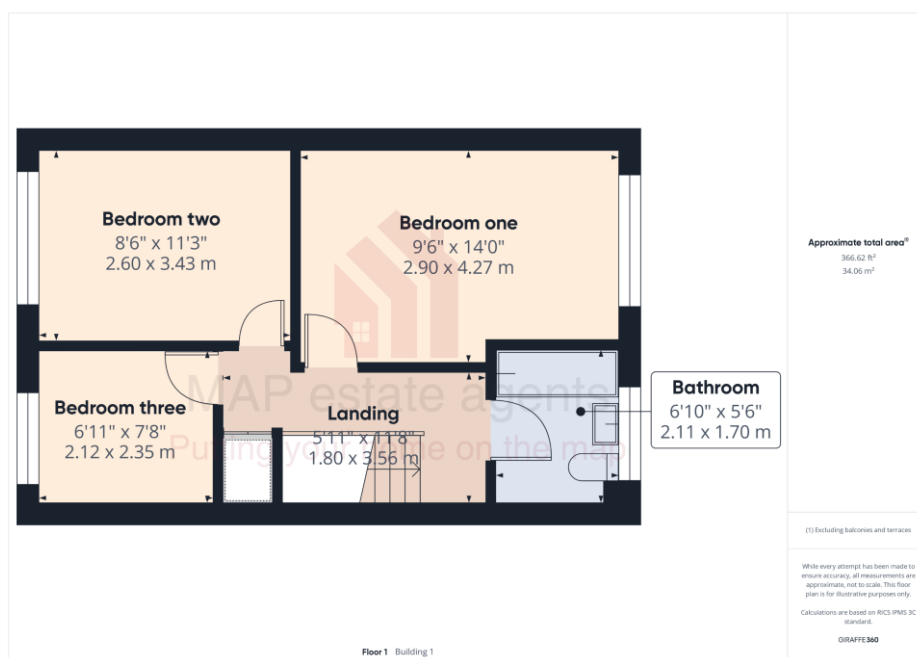
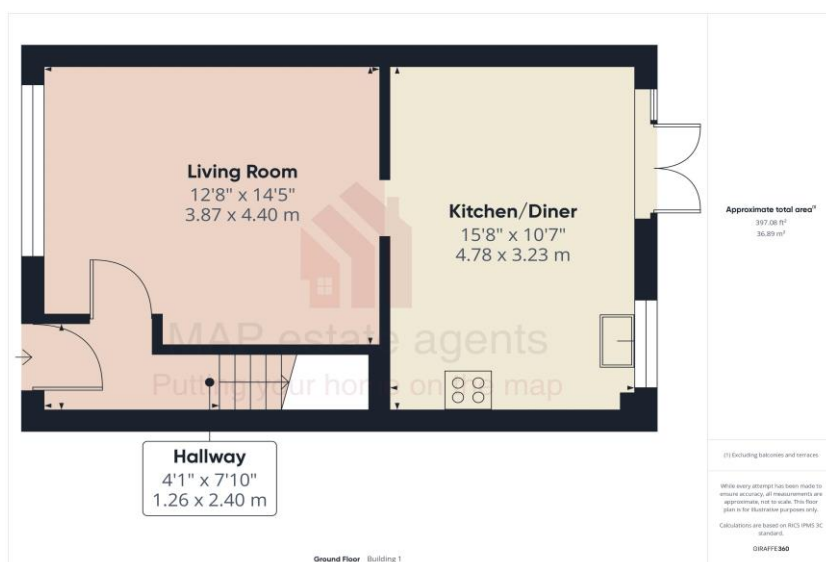


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		89
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



## MAP's top reasons to view this home

- Popular residential location in Falmouth
- Three bedroom terraced house
- Well presented accommodation
- Light and bright lounge
- Kitchen/diner with double doors to garden
- Three bedrooms
- Bathroom with electric shower over bath
- Enclosed rear garden with raised seating area
- Generous open green space to front of property
- Unallocated parking in cul-de-sac and garage in block



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