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**Penarrow Close,  
Falmouth**

**£320,000  
Freehold**







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## Property Introduction

This beautifully presented terraced three bedroom house is tucked away towards the end of a cul-de-sac.

The property has low maintenance front and back gardens both with composite decks so you can sit and enjoy the sun!

The accommodation consists of a light and bright lounge with a wood burner. The lounge opens to an updated kitchen/diner with double doors opening onto the rear deck. There are three bedrooms to the first floor and an updated shower room.

Behind the rear garden are two parking spaces.

## Location

The Boslowick area has always been popular in Falmouth, due to its proximity to the surrounding Primary Schools and Penmere Train Station that is half a mile away with regular trains throughout the day running to Penryn and the city of Truro, a regular bus service also runs to and from the town. The area is well served with a Co-Op shop, barbers and fish and chip takeaway.

The beautiful town of Falmouth is centred around one of the deepest natural harbours in the world and the sailing waters of the Carrick Roads are regarded as amongst the finest in the country. There are four beaches, whilst the town itself boasts a good range of niche retail shops and high street stores as well as quality restaurants and bars. Pendennis Castle stands at the entrance to the harbour, whilst the National Maritime Museum at Events Square is located in the heart of the town. Just a short walk from the house is a park and field to enjoy dog walks that leads to a further footpath out to Swanpool Nature Reserve.

## ACCOMMODATION COMPRISES

Double glazed door opening to:-

## ENTRANCE PORCH

Double glazed windows to either side. Shelving. Lighting. Space for tumble dryer. Electric box. Part glazed door opening to:-

## KITCHEN/LIVING AREA 24' 8" x 14' 8" (7.51m x 4.47m) maximum overall measurements

### LOUNGE

Large picture window to front elevation. Focusing on a feature wall with an inset wood burner with a slate hearth and a floating shelf above. Shelving to either side of the fireplace, built-in cupboard and wood store. Column radiator. Spotlighting. Stairs to first floor. Opening through to:-

### KITCHEN/DINER

Range of cream wall and floor mounted cupboards with worktop over and matching upstands incorporating a sink and drainer. Spaces for washing machine, space for fridge/freezer, integrated dishwasher, integrated oven with feature splashback, hob with extractor above. Pull out drawer for recycling. Double doors opening to the rear garden with window to the side. Radiator. Spotlighting. Understairs cupboard. Laminate flooring. Space for dining table and chairs.

## FIRST FLOOR LANDING

Loft hatch. A positive air flow system has been installed. Doors off to:-

## BEDROOM ONE 13' 10" x 8' 6" (4.21m x 2.59m) maximum measurements

Double glazed window to front elevation. Radiator.

## BEDROOM TWO 9' 1" x 8' 3" (2.77m x 2.51m)

Double glazed window to rear elevation. Radiator and storage cupboard.

## BEDROOM THREE 7' 2" x 6' 0" (2.18m x 1.83m) plus door recess

Double glazed window to front elevation. Radiator and storage cupboard.

## BATHROOM

Obscured double glazed window, Walk-in shower cubicle housing mains shower with splash boarding to walls, vanity wash hand basin with tiled splashbacks, built in concealed cistern WC. Anthracite radiator. Extractor fan and display shelving. Linoleum flooring

## OUTSIDE FRONT

A pedestrian gate opens to the front garden which is enclosed by fencing and laid with artificial grass. A pathway leading to the front door where there is a composite deck across the front of the property.

## REAR GARDEN

The rear garden is enclosed by fencing and immediately to the rear of the property is a generous composite deck. This leads onto an artificial lawn. A pathway leads along the side of the garden to the good size storage shed and wood store. A pedestrian gate at the rear opens to the parking area which is suitable for two vehicles.

## SERVICES

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

## AGENT'S NOTE

The Council Tax band for the property is band 'B'.

## DIRECTIONS

Proceeding along Bickland Water road with Falmouth Football Club on your left hand side heading towards Swanpool. Turn left into Boslowick Road, drive up the hill slightly and take the first right into Penarrow Close. Follow along and around to the left to park. If using What3words:-trader.palm speech

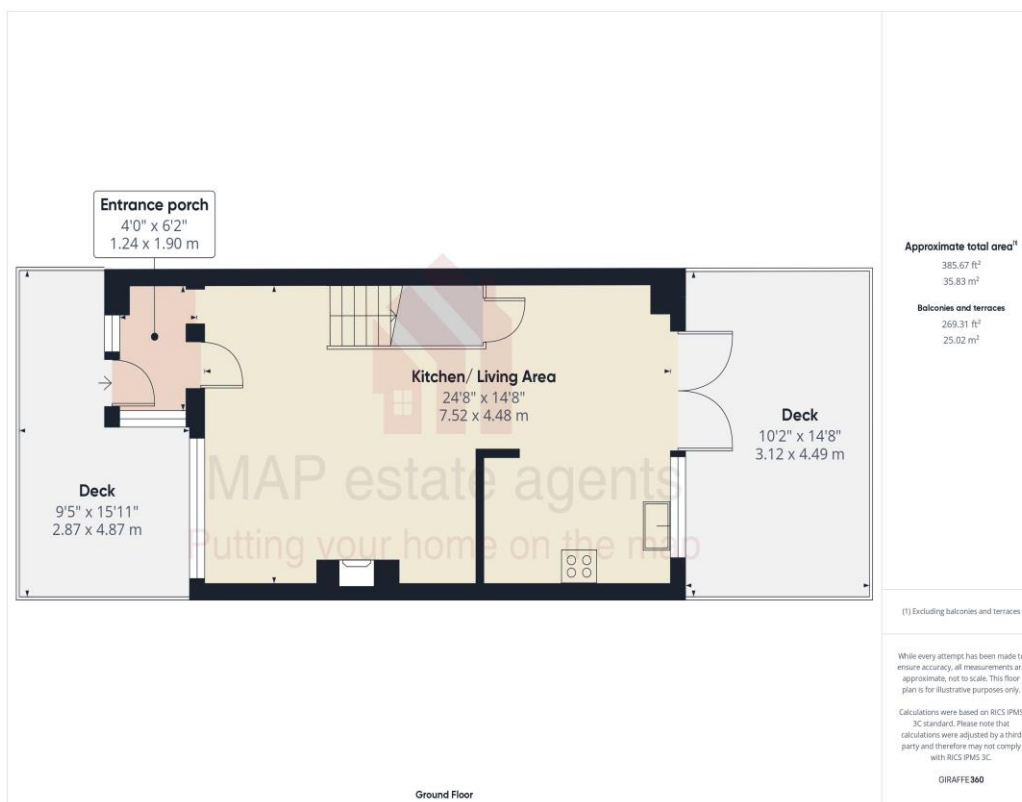


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		87
(69-80) <b>C</b>	72	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



## MAP's top reasons to view this home

- Beautifully presented terraced house
- Light and bright accommodation
- Three bedrooms
- Updated kitchen/diner
- Lounge with wood burner
- Updated shower room
- Low maintenance garden to front
- Low maintenance garden to back
- Located in the popular Boslowick area
- Parking for two cars



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