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**Dracaena Avenue,  
Falmouth**

**£365,000  
Freehold**







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## Property Introduction

This semi-detached well proportioned family offers three bedrooms, a useful attic room and two reception rooms. The kitchen is in need of some updating, there is a first floor bathroom and an additional WC.

To the outside there are front and rear gardens. Dracaena Avenue, aptly named for the Dracaena palms that are planted along the roadside, is one of the main routes into Falmouth and the property is in a convenient location for easy access to the towns amenities.

Viewing our interactive virtual tour prior to arranging a closer inspection is recommended.

## Location

The property is situated within easy access of Primary and Secondary schools, Trescobeas Doctors surgery and Falmouth Hospital. The bustling harbour town of Falmouth has a wide range of retail shops and high street stores as well as high quality restaurants and bars to cater for every taste. There are four beaches - Gyllyngvase, Castle, Swanpool and Maenporth whilst the sailing waters of the Carrick Roads are regarded as amongst the best in the country. Popular visitor attractions such as the National Maritime Museum and Pendennis Castle provide an alternative source of enjoyment and there are golf courses close by. Evening entertainment can often be found at Event Square in the heart of the town or you can choose from several films at the multi-screen cinema.

Two train stations provide a regular rail link to the cathedral City of Truro where there is a connecting main line to London Paddington.

## ACCOMMODATION COMPRISES

Steps into an open porch with a brick archway, tiled floor and courtesy lighting. Glazed entrance door opening to:-

## ENTRANCE HALLWAY

A spacious hallway with a sash window to the side. Turning staircase leading to the first floor with window on the half landing. Under stairs storage cupboard. Radiator. Fuse box. Doors off to:-

## LOUNGE 12' 0" x 11' 8" (3.65m x 3.55m) plus bay and recesses

Double glazed bay window. Focusing on a fireplace housing a real fire grate with a wooden mantelpiece over and shelving to the side. Radiator.

## DINING ROOM 11' 11" x 10' 7" (3.63m x 3.22m) plus recesses

Wooden floor. Patio doors open to the patio and rear garden. Beamed ceiling. Fireplace and hearth. Radiator.

## KITCHEN 13' 2" x 8' 7" (4.01m x 2.61m) plus rear door recess

A dual aspect room with double glazed window to the side, further double glazed window and double glazed door opening to the rear elevation opening to the garden. Range of wall and floor mounted cupboards with worktop over incorporating a sink and drainer. Spacer for washing machine, dishwasher, oven and fridge.

## FIRST FLOOR LANDING

Stairs to attic room. Cupboard housing 'Worcester' boiler. Doors opening off to:-

## BEDROOM ONE 12' 3" x 10' 6" (3.73m x 3.20m) maximum measurements, plus recess

Double glazed window to rear elevation. Fitted wardrobe and display shelving. Radiator. Pedestal wash hand basin with mirror over and tiled splash back.

## BEDROOM TWO 12' 4" x 11' 8" (3.76m x 3.55m) maximum measurements

Double glazed window to front elevation. Ornamental fireplace. Radiator.

## BEDROOM THREE 10' 2" x 7' 4" (3.10m x 2.23m) maximum measurements

Double glazed window to the rear elevation. Radiator.

## WC

Sash window. Wall hung wash hand basin with tiled splash back, mirror above and low level WC. Airing cupboard with sash window.

## BATHROOM

Double glazed window. Pedestal wash hand basin, bath with electric shower over and low level WC. Radiator.

## ATTIC ROOM 16' 1" x 13' 11" (4.90m x 4.24m) maximum measurements, reduced headroom

Two skylight windows. Storage cupboard and further eaves storage.

## OUTSIDE FRONT

To the front of the property there is a wall bordering the pavement with an entrance having steps leading to the pathway to the open porch with the front door. To the side of the pathway is a lawn and a hedged boundary.

## REAR GARDEN

Immediately to the rear of the property is a patio beyond which is a low wall and steps leading to lawn. The garden is enclosed with fencing to two sides and hedging to the third side. Pedestrian gate provides access to the front elevation and there are two useful storage sheds.

## SERVICES

The property is served, by mains gas and electric (currently on key meters), as well as mains water and drainage.

## AGENT'S NOTE

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

## DIRECTIONS

Heading into Falmouth from Penryn the A39 leads you towards the centre of Falmouth, the A30/Dracaena Avenue passes the Dracaena Centre, continuing up the hill to the traffic lights passing the Esso petrol station, whereby the property can be found on the right hand side after further traffic lights, identified by our board. Using What3words:- narrows.prop.chief

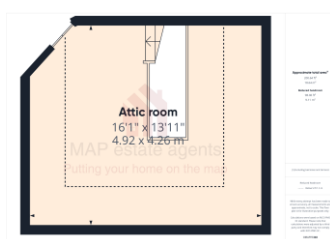


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D		
39-54	E	42 E	
21-38	F		
1-20	G		



## MAP's top reasons to view this home

- Well proportioned semi-detached house
- Central to Falmouth with easy access for the town and beaches
- Three bedrooms plus useful attic room
- Two reception rooms opening to patio and to garden
- Kitchen requiring some modernisation
- Bathroom and separate WC
- Gas central heating
- Front and rear gardens
- Offered for sale chain free
- Close proximity to two Primary Schools



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