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**Venton Road,  
Falmouth**

**Guide Price £475,000**  
**Freehold**







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## **Property Introduction**

This spacious light and bright detached bungalow is located in a popular residential road with a lovely woodland outlook to the rear and a very generous garden.

The bungalow has three bedrooms, a spacious lounge/diner with doors opening out onto a terrace that leads down to a beautiful garden. There is a further door off the lounge leading to a conservatory that also opens out to the garden. The bungalow has a modern fitted kitchen, utility, cloakroom and office space. There is the possibility to utilise some of this space with the cloakroom and garage to create annexe space.

To the front there is a block paved driveway offering generous parking space for numerous cars or a boat if required. To the rear the garden is south facing, with a lawn and has been beautifully cared for with a range of established mature shrubs, summerhouse, shed and block built workshop with Tregonigie Woods at the rear.

## **Location**

Venton Road is a cul-de-sac of similarly detached bungalows built in the early 1960's. The area is very popular, being quiet, on a bus route and on this side of the road, the properties have good size gardens. The town of Falmouth is about one and a half miles away by car although a footpath via the neighbouring Polventon Close means by foot it is closer which also makes the Doctors surgery closer. Access out of Falmouth is easy with the bypass only a couple of minutes' drive away and the nearby Secondary School is very convenient for families.

### **ACCOMMODATION COMPRISES**

Double glazed entrance door opening to:-

#### **ENTRANCE PORCH**

Double glazed window with fitted blinds. Glazed door opening to:-

#### **MAIN HALLWAY**

A spacious hallway with loft hatch (the loft is boarded with a ladder), airing cupboard and shelved storage cupboard with radiator and house alarm control panel. Doors off to:-

#### **KITCHEN 10' 10" x 8' 7" (3.30m x 2.61m)**

Range of floor and wall mounted wood door units with granite worktop over incorporating a one and a half bowl sink and drainer and having a wine storage unit, space saving units and a breakfast bar. Double glazed window with fitted blinds. Integrated 'Miele' double oven and induction hob and extractor hood above. Space for fridge/freezer. Fully tiled walls. Spotlights. Ceramic floor tiles. Plinth lighting. Radiator. Glazed door opening to:-

## INNER HALLWAY

L-shaped hallway with radiator. This inner hallway has doors off to the kitchen, the office, the ground floor cloakroom and open utility space (an area that could be perhaps used as a possible annexe). The utility area has space for a washing machine and tumble dryer. Door to outside with pathway leading to the end of the garden. Door to integral garage and door to:-

### OFFICE 10' 11" x 8' 2" (3.32m x 2.49m)

An integral room with internal glazed windows to three sides. Useful shelving storage. Lighting and electric. Consumer unit.

### CLOAKROOM

Obscured double glazed window. Tiled flooring and walls. Vanity wash hand basin and low level WC.

### INTEGRAL GARAGE 17' 6" x 8' 10" (5.33m x 2.69m)

Wall mounted 'Worcester' boiler. Up and over door. Double glazed window. Shelving and strip lighting.

Returning to main hallway, doors off to:-

### LOUNGE/DINER 26' 11" x 11' 0" (8.20m x 3.35m)

A dual aspect room with sliding doors opening out to the patio terrace. Feature fireplace housing a gas fire with half mantelpiece over. Two radiators. Door to:-

### CONSERVATORY 16' 10" x 7' 10" (5.13m x 2.39m)

Double glazed with tinted glass roof. Glazed on two sides with fitted blinds. Double glazed door opening to the garden. Tiled flooring.

### PRINCIPAL BEDROOM ONE 11' 8" x 10' 11" (3.55m x 3.32m)

Double glazed window to conservatory. Fitted wardrobe with overhead cupboards and dressing table. Radiator and blinds.

### BEDROOM TWO 9' 11" x 8' 8" (3.02m x 2.64m)

Double glazed window to conservatory. Radiator and blinds.

### BEDROOM THREE 11' 10" x 7' 6" (3.60m x 2.28m)

Double glazed window with blinds and radiator.

### SHOWER ROOM

Double glazed window. Vanity wash hand basin with drawers, integrated WC with concealed cistern and walk-in shower cubicle with mains water shower. Tiled flooring, fully tiled walls. Heated towel rail.

### OUTSIDE FRONT

Double gates open to the brick paviour driveway that provides plenty of parking that continues to the side that would be ideal for a boat or caravan or extra cars. A pedestrian gate leads around to the rear garden. Outside tap.

### REAR GARDEN

The garden is south facing and immediately to the rear of the property, outside the lounge/diner and conservatory, is a stone slabbed patio with steps down to a lawn with pond and rockery with a low stone wall. The garden is enclosed by fencing and is flanked by camellias, rhododendron and azaleas. A pathway from the utility area leads to the end of the garden which is of a good size and there is an outside tap. There are plenty of places to sit with a range of mature shrubs and a summerhouse with lighting and electric and a useful storage shed. As previously mentioned the garden backs onto Tregonigie Woods and a stream. Steps down to a:-

### BLOCK BUILT WORKSHOP 11' 1" x 7' 0" (3.38m x 2.13m)

Double glazed window. Lighting and electric.

### SERVICES

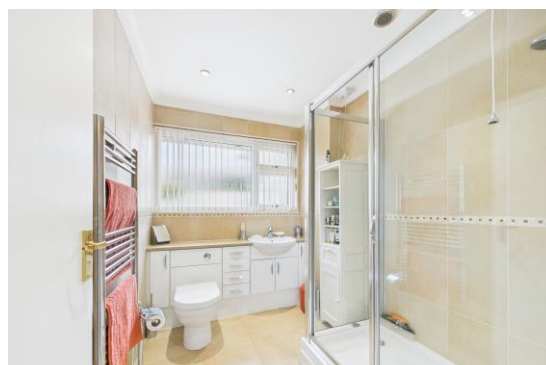
Mains water, mains drainage, mains electric and mains gas.

### AGENT'S NOTE

The Council Tax band is band 'D'.

### DIRECTIONS

On Trescobas Road after passing Falmouth School on your left turn right at the traffic lights into Manor Road, following into Kelley road. At the junction turn left and the property can be found on the right hand side. If using What3words; native.leaned.organs



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	63	79
(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 area backing onto Tregonniggle woods
- Immaculately presented
- Three bedrooms
- Lounge/diner
- Conservatory looking out to the lovely garden and woodland
- Modern fitted kitchen with granite worktops and Miele oven
- Inner hallway to office, utility and cloakroom-could serve as separate annexe
- Modern shower room
- Beautiful gardens and patio with summer house, shed and block built workshop
- Garage and driveway with extra piece suitable for a boat



Approximate total area<sup>1)</sup>  
1347.63 ft<sup>2</sup>  
125.2 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations are based on RICS IPMS 3C standard.

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