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**Falmouth,  
Cornwall**

**£265,000  
Freehold**







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## **Property Introduction**

Located within the popular Longfield development in Falmouth is this end of terrace property being offered for sale chain free.

Although the property requires a degree of modernisation and refurbishment, it offers an ideal opportunity for a purchaser to add their own stamp and style on it. In brief, the accommodation comprises of an entrance hallway, lounge/diner, extended kitchen, three first floor bedrooms along with a family bathroom.

Throughout there is a comprehensive gas fired central heating system along with uPVC double glazed windows and doors whilst externally to the rear is a small garden whilst detached from the property is an en-block garage with an electric door.

## **Location**

Falmouth is a popular maritime town which boasts an array of local independent shops along with some well known national brands. With its four popular beaches, Gyllyngvase, Castle, Swanpool and Maenporth it is ideal for those who enjoy water sports with a beautiful coastline offering delightful scenery.

Falmouth is known for its famous harbour, being the third natural deepest in the world and the deepest in western Europe. It also home to the National Maritime Museum and has hosted the Tall Ships Race on many occasions. Local schools enjoy an excellent reputation with out of town supermarkets being located nearby whilst the cathedral city of Truro is also within a reasonable travelling distance and is the main shopping centre in Cornwall.

## **ACCOMMODATION COMPRISES**

Double glazed door opening to:-

## **ENTRANCE HALLWAY**

Staircase to first floor, radiator (please note, there is a stairlift fitted and the vendor has informed us that this will not be removed).

### **LOUNGE/DINER 24' 6" x 11' 4" (7.46m x 3.45m) L-shaped, maximum measurements**

uPVC double glazed windows to front and rear. Two radiators. Electric fire with attractive surround and mantel. Understairs storage cupboard. Doorway giving access to:-

### **KITCHEN 9' 7" x 8' 3" (2.92m x 2.51m)**

### **PLUS 8' 8" x 7' 5" (2.64m x 2.26m) maximum measurements**

uPVC double glazed windows to side elevations with uPVC double glazed door to exterior. Single stainless steel sink unit with mixer tap. A range of base storage cupboards with drawers over. A range of work surfaces, plumbing for automatic washing machine, recess for cooker.



### **FIRST FLOOR LANDING**

Double glazed window. Access to loft. Storage cupboard with boiler. Access to:-

### **BEDROOM ONE 10' 7" x 8' 6" (3.22m x 2.59m) maximum measurements**

Double glazed window to rear elevation, radiator. Wardrobes.

### **BEDROOM TWO 13' 8" x 8' 6" (4.16m x 2.59m) maximum measurements**

uPVC double glazed window to front elevation, radiator.



### **BEDROOM THREE 8' 1" x 5' 10" (2.46m x 1.78m)**

uPVC double glazed window to front elevation, radiator.

### **BATHROOM**

uPVC double glazed window to rear elevation. Panelled bath with shower over, pedestal wash hand basin and close coupled WC. Radiator. Tiled walls and wall cabinet.



### **OUTSIDE**

Immediately to the rear of the property is a small manageable garden requiring some attention along with a useful outside power point and water tap. Detached from the property is an en-bloc:-

### **SINGLE GARAGE**

Electric up and over door.

### **SERVICES**

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

### **AGENT'S NOTE**

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

### **DIRECTIONS**

Proceeding in to the Longfield development proceed along taking the second turning on the right hand side where the properties are numbered accordingly. The property is situated on the left where a MAP For Sale has been erected for identification purposes. If using What3words:- pencil.spend.credit

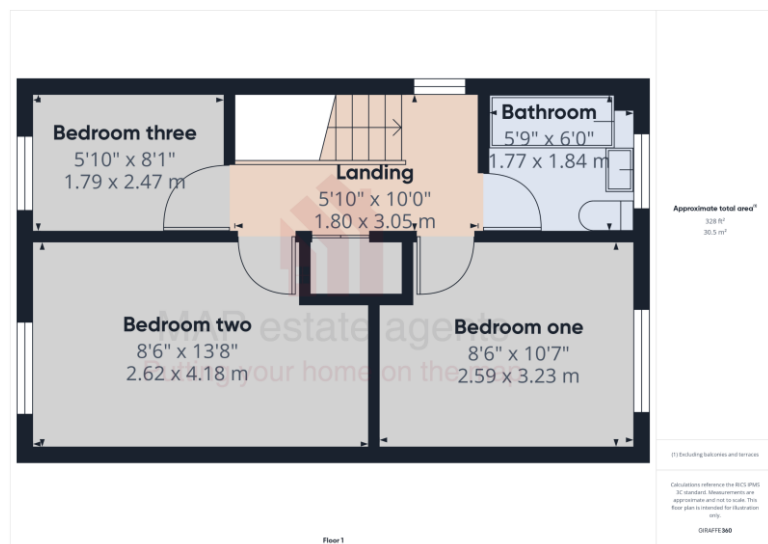


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
	65	77



## MAP's top reasons to view this home

- End terrace family home
- Three bedrooms
- Extended kitchen
- 24' Lounge/diner
- uPVC double glazed windows and doors
- Gas fired central heating system
- Rear garden
- En-bloc garage with electric door
- In need of refurbishment and modernisation
- Offered for sale with vacant possession



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01736 322200 (St Ives & Hayle)  
01326 702400 (Helston & Lizard Peninsula)

01736 322400 (Penzance & surrounds)  
01326 702333 (Falmouth & Penryn)  
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