



23 Azenor Avenue, Falmouth, TR11 4FS
£240,000

 **2**  **1**  **1**  **B**

*** Desirable Coach House Available Now ***

Detached two bedroom coach house located in a quiet cul-de-sac location. Perfect for first time buyers and downsizers.

Nestled in a popular residential development of Chy An Dowr, this delightful two-bedroom home offers a perfect blend of modern living and comfort.

The inviting open plan living room seamlessly connects to the kitchen and dining area, creating a warm and sociable atmosphere.

The property features two well-proportioned bedrooms, perfect for a small family, guests, or even a home office.

The enclosed rear garden is a wonderful addition, offering a private outdoor space where you can cultivate a garden, or simply relax. Furthermore, the property includes a garage and parking, ensuring convenience and ease for residents and visitors alike.

Built in 2019, the property benefits from the remainder of its NHBC warranty.

The property is conveniently located with several schools nearby. There is also a parade of shops and a Co-op in nearby Boslowick.

The accommodation briefly comprises:

A private front door opens through to an internal entrance hallway which leads upstairs to the first floor accommodation.

Dual aspect open plan lounge/kitchen/dining room. Bright modern kitchen with granite worktop and integrated appliances, including Fridge/Freezer, Dishwasher, and Washer/Dryer.

A master bedroom, second bedroom, storage cupboard, and family bathroom are also located off the landing.

A large loft storage area boarded in compliance with NHBC requirements.

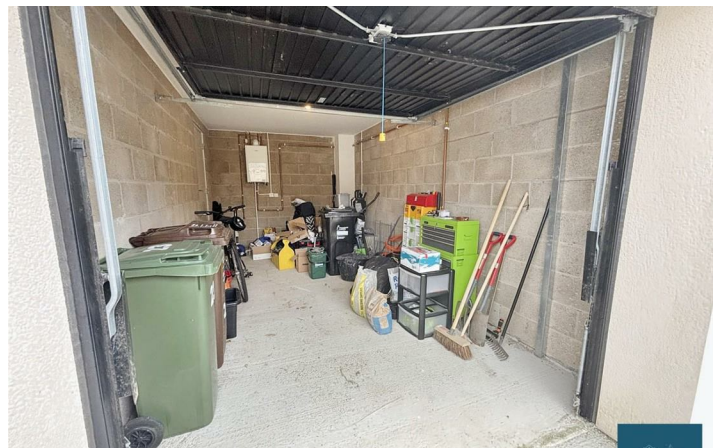
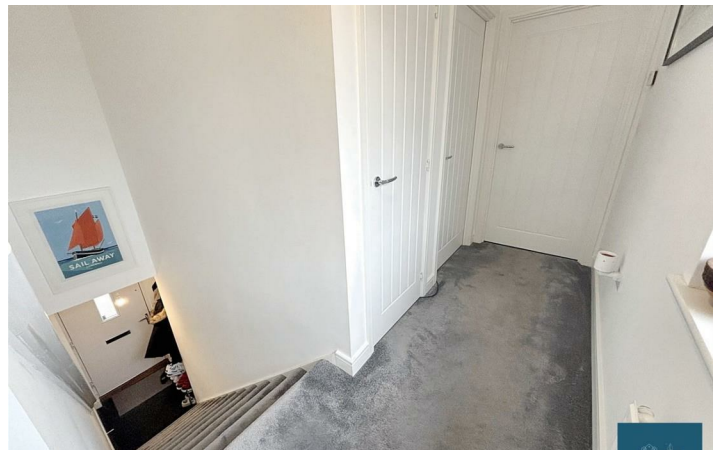
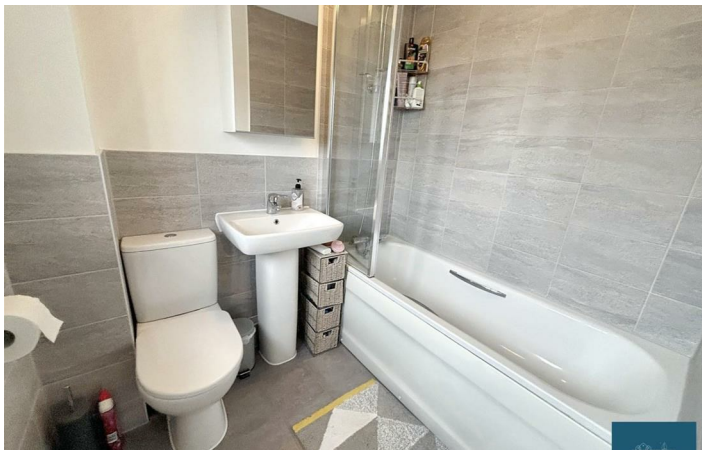
A Garage with up and over door and under stairs storage cupboard, plus a parking space for one car in front of the garage.

A good sized enclosed garden with patio area.

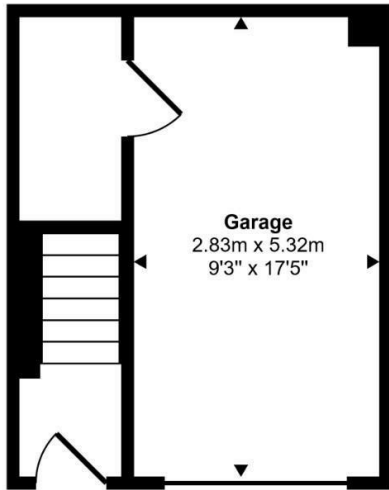
The property also benefits from gas central heating and UPVC windows

£177 per year management charge

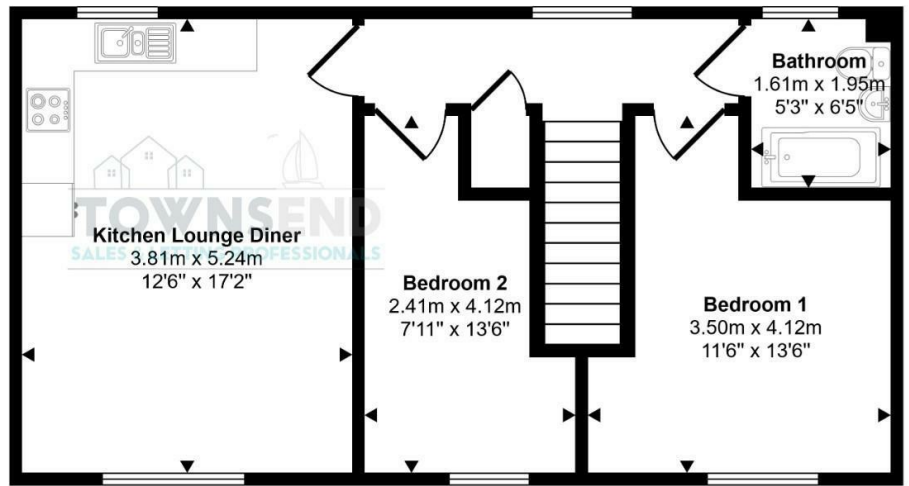
DISCLAIMER: In accordance with Section 21 of the Estate Agent Act 1979, there is a personal interest in this property's sale. The property is owned by an employee of Townsends.



Approx Gross Internal Area
75 sq m / 803 sq ft



Ground Floor
Approx 22 sq m / 238 sq ft



First Floor
Approx 52 sq m / 565 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(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

Environmental Impact (CO ₂) Rating	
	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC



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