



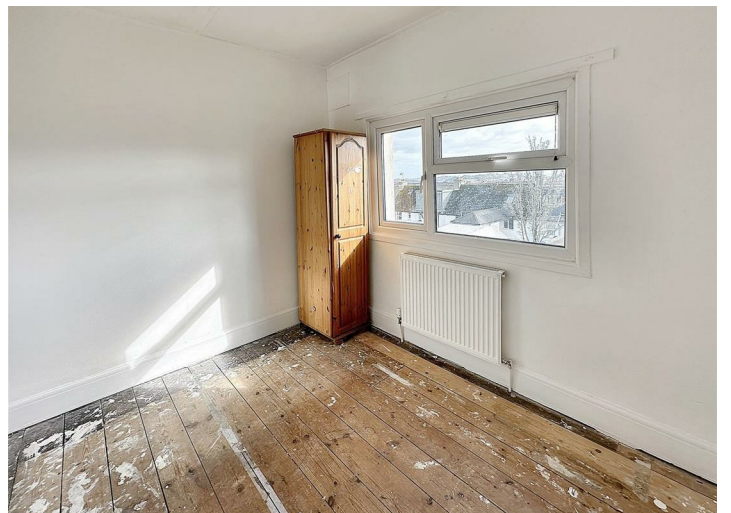
73 The Beacon, Falmouth, TR11 2BD

Guide Price £265,000

Occupying a large corner plot in a favoured position on the edge of The Beacon and adjoining Jubilee Road, is this spacious 2 double bedroom semi-detached house. Lawned gardens extend from the side of the property to the rear, and provide great potential for extension (subject to planning permissions), a raised patio offers elevated views over the town and there is a professionally constructed parking area with off-road parking for 2 cars. Formerly 3 bedrooms, the accommodation requires updating and currently comprises: 2 double bedrooms, dual aspect living room, kitchen and family bathroom. A great family home with plenty of potential or ideal for those looking for an investment property.

Key Features

- Spacious 2 double bedroom family home
- Requires updating
- Recently constructed south-facing terrace
- No onward chain
- Large corner plot with potential for extension (subject to planning permissions)
- Off-road parking for 2 vehicles
- Gas fired central heating and double glazing
- EPC rating C



THE ACCOMMODATION COMPRISES

(all dimensions being approximate)

A double glazed front door opens into the:-

LIVING ROOM

15'9" max x 12' (4.80m max x 3.66m)

A large, dual aspect reception room with double glazed windows to both side and front aspects, fireplace currently housing an electric fire. Radiator. Door to ground floor bathroom, open doorway to the:-

KITCHEN

9'9" x 8' (2.97m x 2.44m)

A fitted kitchen in need of updating, currently comprising a range of eye and waist level units. Space for fridge/freezer, space and plumbing for washing machine. Stainless steel sink drainer unit, wall-mounted consumer unit, electric meter. Two double glazed windows to side aspect, obscure double glazed door leading out to the paved terrace. Radiator.

FAMILY BATHROOM

5'6" x 4'0" (1.68m x 1.24m)

In need of updating, currently housing a white suite with panelled bath, pedestal wash hand basin and dual flush WC. Radiator, obscure double glazed window to side aspect.

FIRST FLOOR

LANDING

Doors to bedrooms. Over stair storage cupboard housing gas combination boiler. Double glazed window to side aspect, radiator.

BEDROOM ONE

15'11" x 11'11" (4.85m x 3.63m)

A large dual aspect double bedroom with three double glazed windows to front and side aspects. Range of built-in wardrobes, radiator. The room is large enough to be split, to provide a third bedroom, with potential to create an en-suite shower room (subject to any necessary consents).

BEDROOM TWO

9'10" x 8'1" (3.00m x 2.46m)

Double glazed window to side aspect with views over rooftops, to the town and across to Falmouth Harbour, with both Pendennis Castle and St Mawes Castle in the distance. Radiator.

THE EXTERIOR

DRIVEWAY PARKING

Approached off Jubilee Road, the property offers a superb, recently constructed off-road parking area for two cars, laid with granite chippings. Steps lead up to the:-

LAWNED GARDEN

Extending to all three sides of the property, mainly laid to lawn and enjoying a sunny south-facing aspect. To the front, a recently laid sandstone patio continues around to the side, creating a raised paved terrace with timber balustrade. A fantastic space to enjoy the sun and ideal for entertaining. Recently constructed timber shed to the corner of the terrace.

GENERAL INFORMATION

SERVICES

Mains gas, electricity, water and drainage are connected to the property. Telephone points (subject to supplier's regulations). Gas fired central heating.

COUNCIL TAX

Band B - Cornwall Council.

TENURE

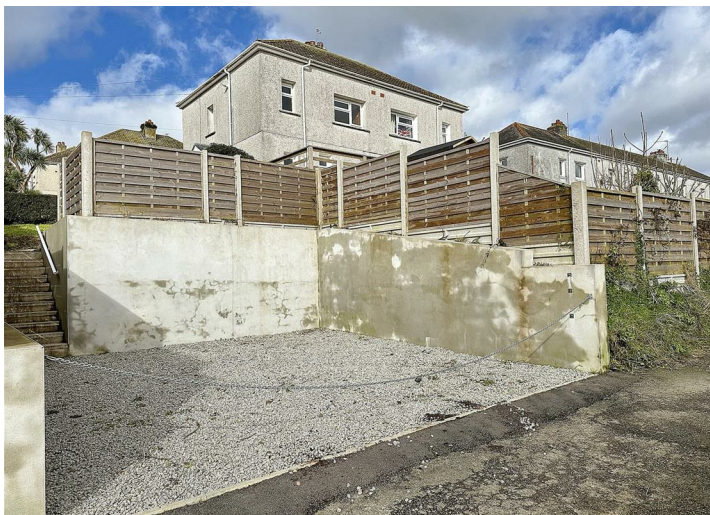
Freehold.

AGENT'S NOTE

Following a recent Mundic Report, the property is classified A2. Therefore, suitable for mortgage purposes.

VIEWING

By telephone appointment with the vendors' Sole Agent - Laskowski & Company, 28 High Street, Falmouth, TR11 2AD. Telephone: 01326 318813.

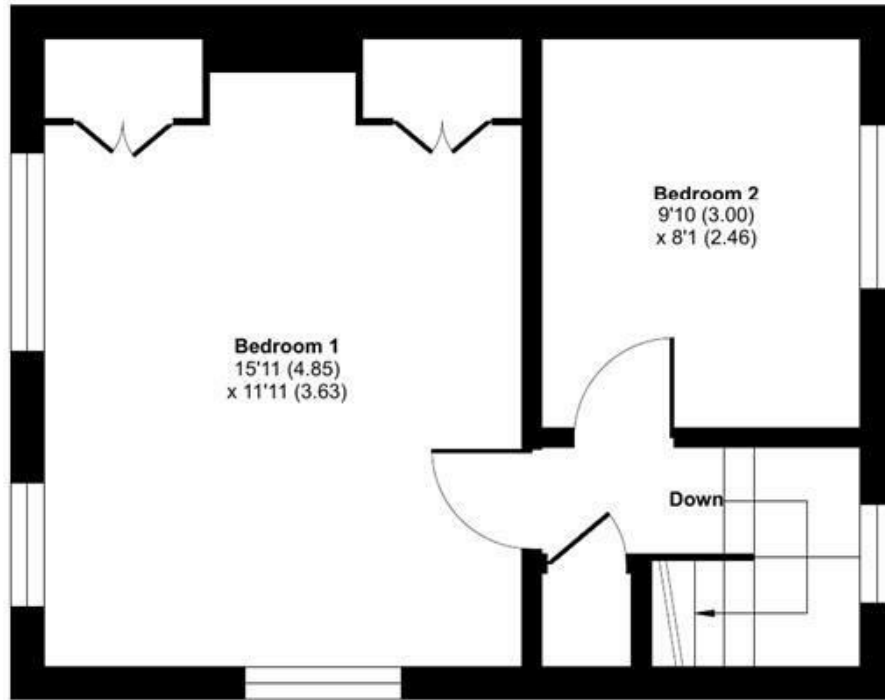


Floor Plan

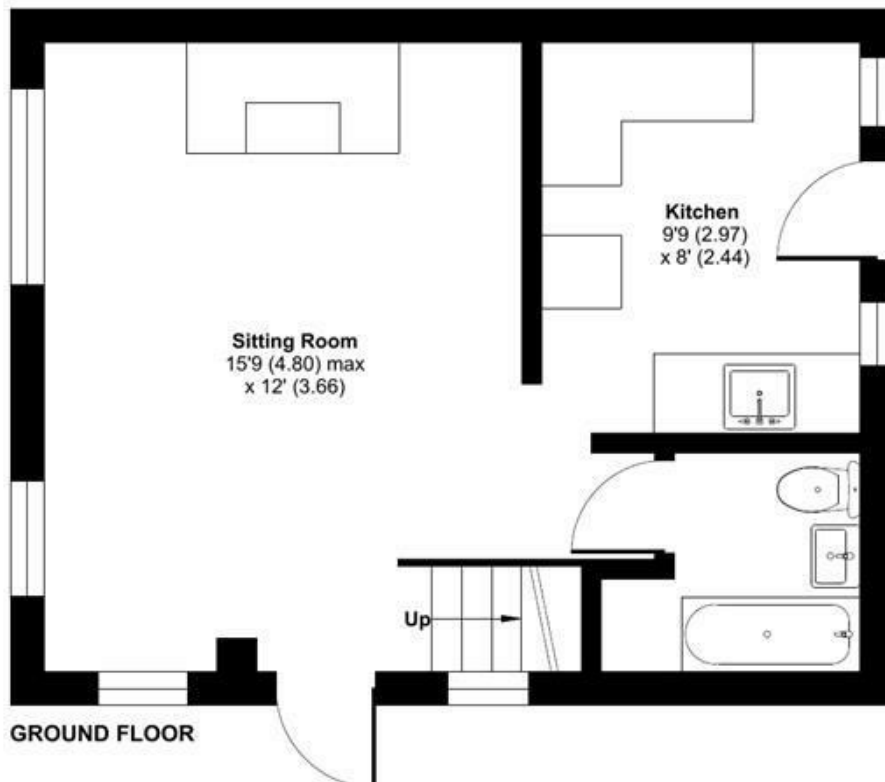
The Beacon, Falmouth, TR11

Approximate Area = 650 sq ft / 60.3 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntc.com 2024. Produced for Laskowski & Company. REF: 1090707