



5 Portland Gardens, Falmouth, TR11 2QT

Guide Price £290,000

An end of terrace split level property comprising 3 double bedrooms and an single integral garage. Externally, driveway parking to the front elevation, with access via steps to the side to a tiered rear courtyard garden. The property forms part of a terrace of 4 and requires renovation.

Key Features

- End of terrace split level house
- 3 double bedrooms
- Driveway parking
- EPC rating D
- Renovation project
- Rear courtyard garden
- Integral garage



THE LOCATION

Falmouth is undoubtedly one of Britain's most thriving and lively towns, offering a very unique lifestyle, bustling town centre and beautiful beaches. Recently voted as the best place to live in the UK by readers of The Sunday Times, Falmouth offers many attractions such as Pendennis Castle, National Maritime Museum, pubs, bars, restaurants and the Falmouth Marina. The combination of maritime heritage and modern creativity makes the town a hugely popular spot. It is a constant carnival during the summer months, yet still energetic in the winter, offering great food festivals and sea shanties to keep all entertained. The railway line takes you to Truro in under half an hour; many beautiful areas surround Falmouth, including Flushing, Mylor and the Helford River.

Portland Gardens is a residential cul-de-sac located off Kings Avenue, close to Tregenvor Road and, therefore, convenient for nearby facilities such as the hospital, secondary school, medical centre, railway station (Penmere), and Beacon Primary School. A regular bus service on Tregenvor Road provides access into Falmouth's town centre - an approximate 15 minute walk away - where a range of commercial amenities are located.

THE ACCOMMODATION COMPRISES

(All dimensions being approximate)

Double glazed floor-to-ceiling window and front door leading into the:-

ENTRANCE FOYER

Leading onto the front entrance.

ENTRANCE HALL

Radiator, area for clothes hanging etc, stairs to first floor. Access to under-stair cupboard and:-

GARAGE

A single garage with up-and-over shutter door, shelving, fuse box, cupboard with old Envirowarm Hot air system, which we assume is no longer functioning.

KITCHEN

Radiator, uPVC double glazed windows and door leading to rear courtyard garden. Dated units and classic 90 rangemaster, old Optia flue gas boiler, ceramic deep sink with mixer tap.

LIVING ROOM

Carpeted flooring, two radiators. Large uPVC double glazed windows to front elevation.

Stairs from entrance hall rise to:-

LANDING

Carpeted flooring and access to WC, bathroom, bedroom and airing cupboard.

BATHROOM

Bath with mixer tap and over-head shower unit, shower rail and curtain. Wash basin with mixer tap. Radiator. Frosted uPVC double glazed window.

SEPARATE WC

Low level WC and frosted uPVC double glazed window to rear. Wash basin with cabinet.

BEDROOM

A double bedroom with carpeted flooring, radiator. uPVC double glazed window to rear. Area for clothes.

Stairs rise to:-

LANDING

BEDROOM TWO

Another double bedroom with carpeted flooring and radiator. uPVC double glazed windows to front with elevated views.

PRINCIPAL BEDROOM

A further double bedroom with carpeted flooring, radiator. uPVC double glazed window to front with views.

THE EXTERIOR

FRONT

Tarmacadam driveway providing off-road parking for one vehicle. Part lawned garden area.

REAR

The majority of garden is to the rear, accessible via a gate from the Kings Avenue side, via the kitchen through an external door to the rear elevation, and via the side of the property from the front. The garden is tiered, part lawned to the top and levelled concrete to the lower side and is sheltered by high boundary walls.

GENERAL INFORMATION

SERVICES

Mains gas, electricity, water and drainage are connected to the property. Gas fired central heating.

COUNCIL TAX

Band C - Cornwall Council.

TENURE

Freehold.

VIEWING

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



Floor Plan

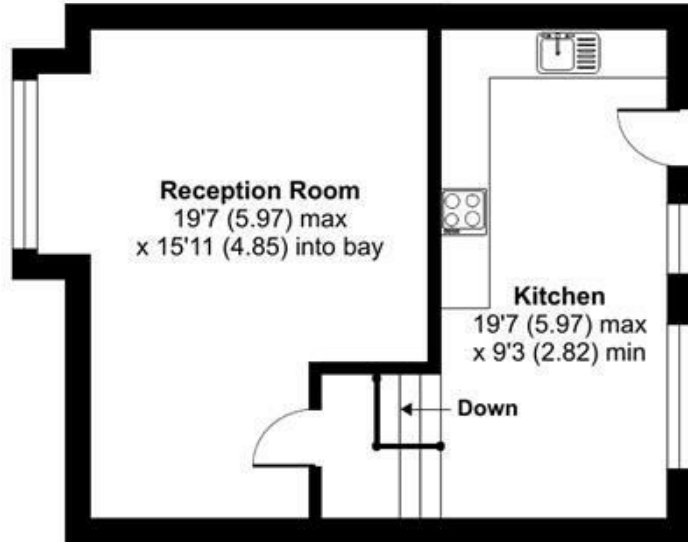
Portland Gardens, Falmouth, TR11

Approximate Area = 1098 sq ft / 102 sq m

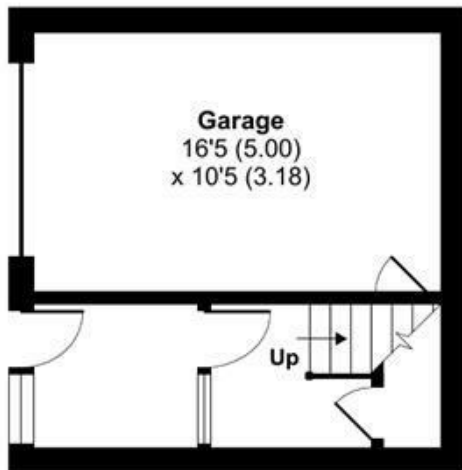
Garage = 173 sq ft / 16.1 sq m

Total = 1271 sq ft / 118.1 sq m

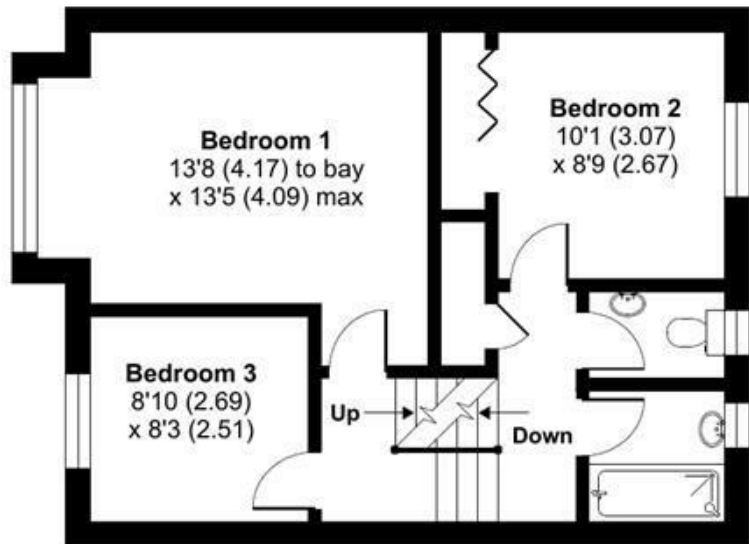
For identification only - Not to scale



SECOND FLOOR



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nche.com 2024. Produced for Laskowski & Company. REF: 1115256