



5 Dracaena Place, Falmouth, TR11 2ET

Guide Price £275,000

A 3 bedroom mid-terraced house situated within this quiet cul-de-sac, just half a mile from Falmouth town centre. The accommodation requires updating and modernisation, comprising on the ground floor: entrance hallway, living room, dining room, kitchen and sun room. On the first floor are 3 bedrooms, and a family shower room. This well-proportioned family home offers a delightful, sunny south-facing garden, with vehicle access and small garage to the rear.

Key Features

- 3 bedroom mid-terraced family home
- 2 reception rooms
- Rear vehicle access and small garage
- Half a mile from Falmouth town centre
- Sunny, south-facing garden
- Requiring updating and modernisation
- Gas central heating and double glazing
- EPC rating D



Two steps lead up to a storm porch with obscure double glazed door to the:-

ENTRANCE HALLWAY

Stairs to first floor. Radiator, ceiling light. Under-stair storage cupboard, cupboard housing consumer unit and electricity meter. Doors to living room, dining room, and kitchen.

LIVING ROOM

12'0" x 11'6" (3.68m x 3.51m)

Measurement including chimney breast. A light and bright reception room with large double glazed window to the front aspect overlooking the garden. Fireplace, currently boarded and most recently used with an electric fire. Ceiling light, radiator.

DINING ROOM

10'9" x 9'1" (3.30m x 2.79m)

A second reception room with floor-to-ceiling double glazed south-facing window, overlooking the rear garden. Fireplace housing gas fire with slate hearth. Cupboard housing Worcester gas boiler and hot water tank. Ceiling light.

KITCHEN

7'8" x 5'9" (2.34m x 1.77m)

Open to the sun room and enjoying an outlook over the mature south-facing rear garden. Eye and waist level units with stainless steel sink with drainer unit and mixer tap. Space for fridge/freezer, space and plumbing for washing machine, space for cooker with electric cooker point. Part-tiled and panelled walls, ceiling light.

SUN ROOM

7'1" x 5'10" (2.18m x 1.80m)

A small, irregular-shaped sun room with double glazed windows to both side and rear aspects, overlooking the garden. Radiator, tiled flooring, mono pitch Perspex roof, obscure double glazed door to the garden. Power and light.

FIRST FLOOR

LANDING

Doors to bedrooms and shower room. Loft hatch.

BEDROOM ONE

12'2" x 10'5" (3.72m x 3.20m)

Measurement including chimney breast. Large double glazed window to the front aspect. Radiator, ceiling light.

BEDROOM TWO

11'0" x 10'8" (3.36m x 3.26m)

A second double bedroom with double glazed window to the south-facing rear aspect, overlooking the mature garden. Radiator, ceiling light.

BEDROOM THREE

8'2" x 6'2" (2.51m x 1.88m)

V-shaped double glazed window to the front aspect. Radiator, ceiling light.

FAMILY SHOWER ROOM

With dual flush WC, shower cubicle with panelled surround and glass shower screen housing Mira Sport electric shower, and vanity unit housing wash hand basin with mixer tap. Part-tiled walls, vinyl flooring, obscure double glazed

window to the rear aspect. Radiator, ceiling light, extractor fan.

THE EXTERIOR

REAR GARDEN

A beautifully sunny, south-facing enclosed garden, with a central lawn bordered by mature low-level flower beds containing a range of colourful shrubs and flowers. There is a small area of hardstanding and decking with a block-built garden store. A shingle path runs the full length of the garden, leading down to a greenhouse; beyond which is a block built garage, accessible by the vehicular access lane at the end of the terrace.

DETACHED GARAGE

15'7" x 7'4" (4.76m x 2.26m)

Timber double doors, Perspex roof, window to the rear aspect.

FRONT

A pedestrian gate gives access to an enclosed garden, laid with shingle. A path with two steps leads up to the front door.

GENERAL INFORMATION

SERVICES

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

COUNCIL TAX

Band C - Cornwall council.

TENURE

Freehold.

VIEWING

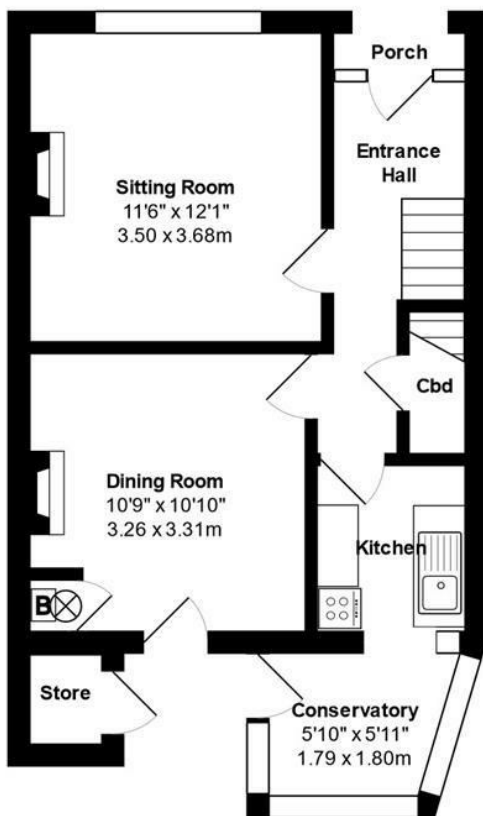
By telephone appointment with the executors' Sole Agent - Laskowski & Company, 28 High Street, Falmouth, TR11 2AD. Telephone: 01326 318813.

AGENTS NOTE

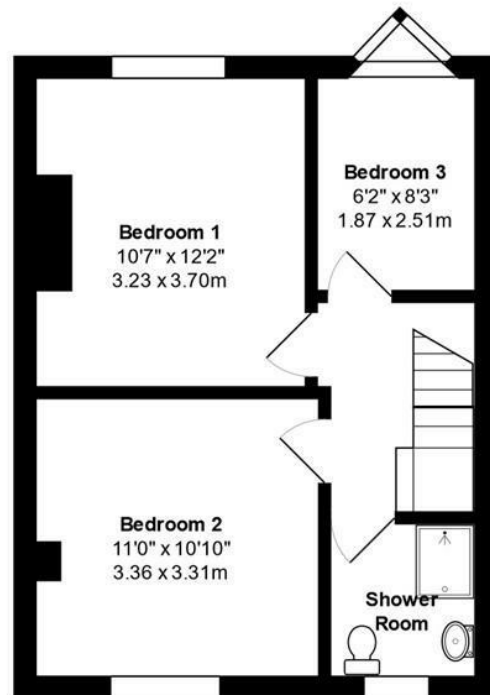
A Mundic Test has been carried out, with a satisfactory A2 classification. Therefore, the property is suitable for mortgage purposes.



Floor Plan



Ground Floor
Approx Area: 40.1 m² ... 432 ft²



First Floor
Approx Area: 36.9 m² ... 398 ft²



Dracaena Place, Falmouth, TR11 2ET
Total Approx Area: 76.9 m² ... 827 ft² (excluding store)

All measurements are approximate and for display purposes only