



## 10 Penrose Road, Falmouth, TR11 2DU

Guide Price £375,000

Occupying an elevated position with views over the town, is this well proportioned 1930's semi-detached family home, located within highly regarded Penrose Road. The property is located just a few hundred yards from Kimberley Park and within a short walk of Falmouth town centre. Now requiring updating and modernisation, the spacious accommodation comprises, on the ground floor: entrance hallway, living room, dining room and kitchen. On the first floor are 3 bedrooms and a family bathroom. The driveway provides parking for at least 3 cars and gives access to a block and timber garage, the lawned rear garden is enclosed and ideal for children and pets. No onward chain.

### Key Features

- 3 bedroom semi-detached family home
- In need of updating and modernisation
- Driveway and garage
- No onward chain
- Popular location close to town and Kimberley Park
- Elevated position with views over the town
- Front and rear gardens
- EPC rating E



## THE ACCOMMODATION COMPRISES

(All dimensions being approximate)

Steps lead up to a double glazed front door to:-

### ENTRANCE PORCH

Double glazed with tiled flooring, wall mounted lighting and obscure glazed original timber door to:-

### ENTRANCE HALLWAY

Stairs to first floor with under-stair storage area, original stripped wood doors to living room and dining room, multi pane glazed door to kitchen. Dado rail, radiator, central ceiling light. Obscure double glazed window to side aspect.

### LIVING ROOM

15'0" x 14'4" (4.58m x 4.38m)

Second measurement into bay. A light and bright south east facing reception room with large double glazed bay window to the front aspect overlooking the garden and an outlook over the town. Original wood floorboards, radiator, picture rail, gas fire, TV aerial point and telephone point. Central ceiling light.

### DINING ROOM

12'4" x 11'11" (3.78m x 3.64m)

Second measurement includes chimney breast. Second reception room with double glazed window to rear aspect overlooking the enclosed garden. Fireplace housing gas fire with back boiler, TV aerial point, telephone point, radiator. Picture rail, central ceiling light.

### KITCHEN

12'5" x 7'11" (3.80m x 2.42m)

Range of eye and waist level units, worktop with inset stainless steel sink/drain unit. Double glazed windows to side and rear aspects overlooking the garden. Radiator, central ceiling light, space and plumbing for washing machine, space for cooker with gas cooker point. Obscure double glazed back door providing access to the rear garden.

### FIRST FLOOR

#### LANDING

Dado rail, original stripped wood doors to bedrooms, obscure glazed door to shower room. Central ceiling light, large double glazed window to side aspect, loft hatch.

#### BEDROOM ONE

14'4" x 12'6" (4.37m x 3.82m)

Second measurement into bay window, including chimney breast. A good size principal bedroom with large double glazed bay window to front aspect with far-reaching views over the town. Picture rail, radiator, telephone point, central ceiling light.

#### BEDROOM TWO

12'7" x 11'10" (3.86m x 3.62m)

Second measurement includes chimney breast. Second double bedroom with double glazed window to rear aspect overlooking the garden. Picture rail, central ceiling light, radiator.

#### BEDROOM THREE

7'8" x 7'9" (2.34m x 2.37m)

Double glazed window to front aspect with far-reaching views

over the town and Pendennis Castle in the distance. Picture rail, central ceiling light, radiator.

### SHOWER/WET ROOM

7'8" x 6'3" (2.35m x 1.93m)

Mira Advance wall mounted electric shower with tiled surround, low level flush WC, pedestal wash hand basin with tiled splashback. Airing cupboard housing hot water cylinder and shelving. Radiator, central ceiling light, obscure double glazed window to rear aspect.

## THE EXTERIOR

### FRONT

Driveway providing off-road parking for at least three vehicles in tandem and leading to the garage. The raised garden is laid to lawn, bordered by a flower bed and small terrace.

### GARAGE

17'8" x 8'11" (5.41m x 2.73m)

Of timber and block construction under a pitch tile roof, in need of repair. Wood double doors, inspection pit. Glazed window to rear aspect. Power and light connected.

### REAR

Enjoying the afternoon sun, mainly laid to lawn with a central path and a number of low level flower beds. This sheltered garden provides a good degree of privacy and enclosed by a low wall and fencing to three sides.

### AGENT'S NOTE

The property has undergone a Stage 3 Mundic Test with a satisfactory A3 classification, making it suitable for mortgage purposes.

## GENERAL INFORMATION

### SERVICES

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

### COUNCIL TAX

Band A - Cornwall Council.

### TENURE

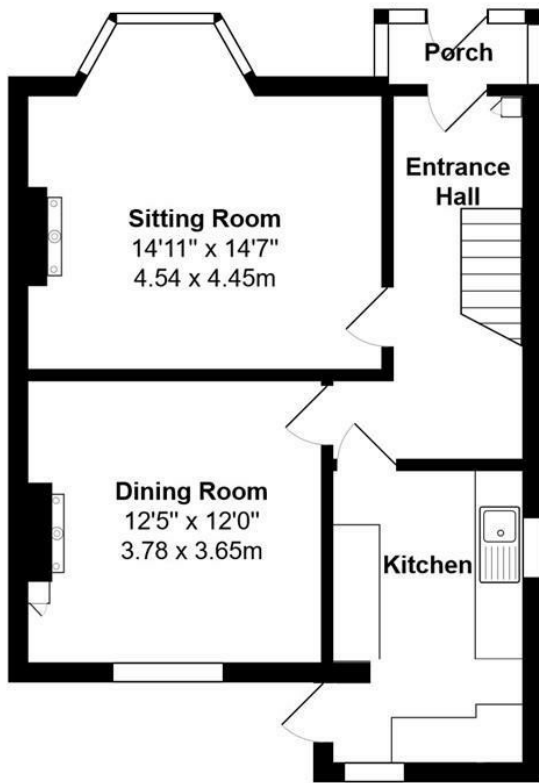
Freehold.

### VIEWING

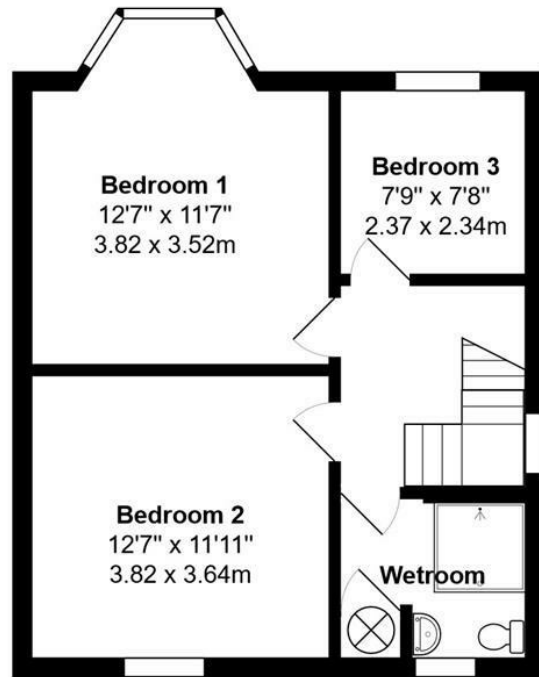
By telephone appointment with the vendors' Sole Agent - Laskowski & Company, 28 High Street, Falmouth, TR11 2AD. Telephone: 01326 318813.



# Floor Plan



**Ground Floor**  
Approx Area: 52.5 m<sup>2</sup> ... 565 ft<sup>2</sup>



**First Floor**  
Approx Area: 47.9 m<sup>2</sup> ... 515 ft<sup>2</sup>

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Total Approx Area: 100.4 m<sup>2</sup> ... 1081 ft<sup>2</sup>

All measurements are approximate and for display purposes only

