



17 Pengarth Rise, Falmouth, TR11 2RR

Guide Price £350,000

A very well presented 3 bedroom, 3-storey family home, located in the highly desirable Pengarth area of Falmouth. The accommodation has been updated and modernised by the current owner and comprises, on the first floor: a light and bright living room, refitted kitchen/diner with access to the garden. The second floor offers 3 good size bedrooms and a reappointed family bathroom. To the front of the property is a level driveway providing off-road parking for 2 cars and leads to the integral garage. The attractive enclosed rear garden is ideal for children and pets, having been re-landscaped to include additional lawn and covered patio with pergola, ideal for barbecues! Pengarth Rise is quite possibly the perfect location in Falmouth, within walking distance of both Swanpool and Gyllyngvase beaches, the town centre and Falmouth's most popular primary schools; Penmere train station is less than half a mile away with a direct link to Truro city centre and connecting trains to London Paddington.

Key Features

- Light and bright south-facing family home
- Close to Swanpool and Gyllyngvase beaches
- Attractive enclosed rear garden
- Double glazing and gas central heating
- Great location, an approximate 10 minute walk to the town
- Well presented and updated accommodation
- Integral garage (with potential for conversion)
- EPC rating C



THE ACCOMMODATION COMPRISES

(All dimensions being approximate)

uPVC double glazed front door to:-

ENTRANCE HALLWAY

Storage recess housing consumer unit and space for tumble dryer, central ceiling light. Stairs to:-

FIRST FLOOR

LANDING

Double glazed window to side aspect, radiator, central ceiling light. Doors to living room and kitchen/dining room.

LIVING ROOM

15'5" x 14'4" (4.72m x 4.38m)

Measurements include stairs. Spacious light and bright room, with two double glazed windows facing south and overlooking the front garden and driveway. Stairs to second floor, oak-effect flooring. Central ceiling light, two radiators, telephone point and TV aerial point.

KITCHEN AREA

15'5" x 10'9" (4.70m x 3.28m)

Second measurement narrows to 7'8" (2.36m). A modern refitted kitchen/dining room with eye and waist level units with under unit lighting, marble-effect worktop, inset stainless steel sink with worktop integrated drainer and swan neck mixer tap. Built-in four-ring induction hob with stainless steel extractor fan over and electric fan assisted oven below. Space and plumbing for washing machine, space for fridge/freezer. Integrated slimline dishwasher. Part tiled walls, double glazed window to rear aspect, light oak-effect flooring.

DINIING AREA

Continuation of the oak-effect flooring, space for a family dining table and chairs. Double glazed rear door giving access to the garden, with double glazed window to side. Radiator, recessed ceiling lights.

SECOND FLOOR

LANDING

Doors to bedrooms and family bathroom. Loft hatch, double glazed window to side aspect. Airing cupboard with shelving and housing gas combination boiler providing domestic hot water and central heating.

BEDROOM ONE

13'6" x 8'7" (4.13m x 2.64m)

Double glazed south-facing window overlooking the front garden. Radiator, central ceiling light.

BEDROOM TWO

11'8" x 9'5" (3.58m x 2.88m)

Maximum measurements provided. A good size second double bedroom with double glazed window overlooking the rear garden. Radiator, central ceiling light.

BEDROOM THREE

10'7" x 6'7" (3.23m x 2.02m)

Maximum measurements provided including door recess and stair bulk head. A single bedroom with double glazed window facing south and overlooking the front garden. Radiator, central ceiling light.

FAMILY BATHROOM/WC

6'10" x 5'5" (2.09m x 1.67m)

Second measurement plus door recess. Beautifully refitted with white suite comprising panelled bath with fully tiled surround, boiler-fed rainfall shower and glass shower screen. Further tiling to walls. Vanity unit housing wash hand basin with mixer tap. Dual flush concealed cistern WC. Tile-effect vinyl flooring, heated towel rail/radiator. Obscure double glazed window to rear aspect. Central ceiling light, extractor fan.

THE EXTERIOR

FRONT

Driveway providing off-road parking for up to two cars, and leading to the integral garage. Steps lead up to the side of the property and to the front door. The steps continue past the front door and up to a pedestrian gate which provides side access to the rear garden.

REAR GARDEN

The attractive terraced rear garden has been re-landscaped to provide a lower area of lawn, with raised tree trunk vegetable bed and wooden pergola which stands over a paved patio providing the ideal spot for a barbecue. Three steps lead up to a further area of lawn, planted with fruit trees and bordered by low level flower beds containing a number of shrubs. The garden is fully enclosed and ideal for those with children and pets, and provides an excellent degree of privacy with a combination of fencing and hedging.

INTEGRAL GARAGE

16'8" x 12'4" (5.10m x 3.77m)

Maximum measurements provided, including storage cupboard. Large single garage with up-and-over door, power, water and light connected. Storage cupboard with shelving. The garage provides the potential to convert to further accommodation (subject to any necessary consents)

GENERAL INFORMATION

SERVICES

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

COUNCIL TAX

Band C - Cornwall Council.

TENURE

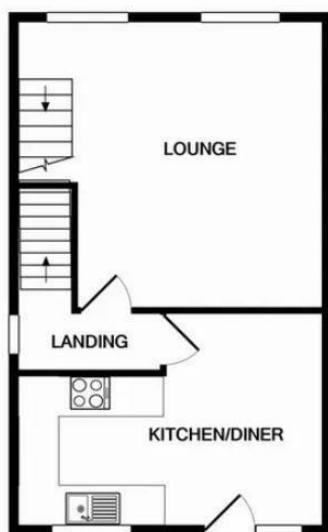
Freehold.

VIEWING

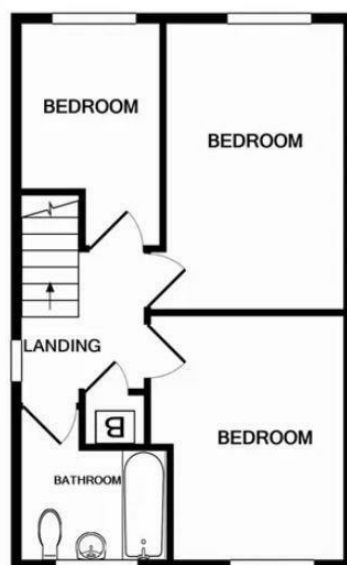
By telephone appointment with the vendor's Sole Agent - Laskowski & Company, 28 High Street, Falmouth, TR11 2AD. Telephone: 01326 318813.



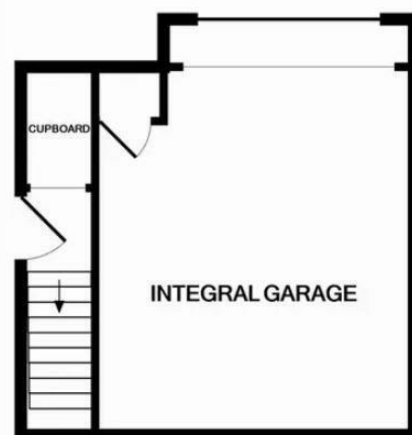
Floor Plan



1ST FLOOR
APPROX. FLOOR
AREA 391 SQ.FT.
(36.3 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 389 SQ.FT.
(36.2 SQ.M.)



GROUND FLOOR
APPROX. FLOOR
AREA 242 SQ.FT.
(22.5 SQ.M.)



PENGARTH RISE, FALMOUTH, CORNWALL, TR11 2RR.
TOTAL APPROX. FLOOR AREA 1022 SQ.FT. (95.0 SQ.M.)