



## 4 Melvill Lane, Falmouth, TR11 4DY

Guide Price £395,000

Located within sought-after Melvill Lane just 350 yards from Falmouth's seafront and sandy Gyllyngvasse Beach, is this detached 2 double bedroom house with garage and garden. Situated moments from the sea and an approximate 10 minute walk from Falmouth town centre, the property now requires refurbishment, with the accommodation comprising: entrance hallway, living room, large ground floor bedroom, kitchen and ground floor cloakroom/WC. On the first floor is 1 further double bedroom, store room/occasional 3rd bedroom and family bathroom. The gardens extend to the front and side of the house with a small courtyard area to the rear and there is garaging and off-road parking for 1 vehicle to the front.

### Key Features

- Detached 2 bedroom house in sought-after location
- Short 5 minute walk to the beach and close to Falmouth town centre
- Requiring refurbishment
- Ground floor double bedroom
- First floor store room/occasional 3rd bedroom
- Gas fired central heating
- Garage and off-road parking
- EPC rating D



## THE ACCOMMODATION COMPRISES

Frosted double glazed door to:-

### ENTRANCE HALLWAY

Glazed doors to living room and kitchen. Further doors to ground floor bedroom and WC. Stairs rising to the first floor, under-stair storage cupboard housing consumer unit and electricity meter. Radiator, wood-effect laminate flooring.

### LIVING ROOM

17'11" x 13'6" (5.47 x 4.12)

Large double glazed window to side aspect, serving hatch to kitchen. Two central ceiling lights, wood-effect laminate flooring, two radiators, telephone point, TV aerial socket. Wall mounted central heating thermostat.

### KITCHEN

12'3" x 8'2" (3.74 x 2.49)

Range of wood eye and waist level units, roll-top worksurface with inset stainless steel sink/drain unit and mixer tap. Part tiled walls, space and plumbing for washing machine, space for cooker with electric cooker panel. Wall mounted Baxi boiler providing central heating and domestic hot water. Double glazed window to front aspect, obscured double glazed door providing access to the side pathway. Tiled flooring, central ceiling light, radiator, serving hatch to living room.

### GROUND FLOOR BEDROOM

10'11" x 13'11" (3.33 x 4.25)

A large dual aspect double bedroom with double glazed windows to both side and rear aspects, central ceiling light, radiator, wood-effect laminate flooring. Wash hand basin.

### CLOAKROOM/WC

Low level flush WC, wood laminate flooring. Half tiled walls, obscured double glazed window to front aspect.

### FIRST FLOOR

#### HALF LANDING

Double glazed window to side aspect.

#### MAIN LANDING

Doors to bedroom two, occasional bedroom three/store room and family bathroom. Radiator, double glazed window to front aspect. Airing cupboard housing hot water cylinder and shelving.

### BEDROOM TWO

12'0" x 14'4" (3.66 x 4.39)

A good size second double bedroom with a range of built-in wardrobes, dressing table and drawers. Double glazed window to rear aspect, radiator, central ceiling light, loft hatch.

### OCCASIONAL BEDROOM THREE/STORE ROOM

5'4" x 15'7" (1.64 x 4.76)

A versatile height restricted room, ideal as an occasional bedroom, hobby room or store room. Double glazed Velux window to wide aspect, radiator.

## BATHROOM

White suite comprising a P-shaped bath with electric shower over and tiled surround, further tiling to walls, dual flush WC, pedestal wash hand basin with mixer tap. Two obscured double glazed windows to front aspect. Central ceiling light, ladder-style radiator/heated towel rail.

## THE EXTERIOR

### FRONT GARDEN

Parking for one vehicle. Providing scope to create further off-road parking, if required. Currently enclosed by hedging, laid with a central patio. Greenhouse. Steps lead down to a gravelled path, providing access to the front door and rear courtyard.

### ATTACHED GARAGE

8'0" x 15'10" (2.46 x 4.85)

Attached to the neighbouring garage, with up-and-over door, glazed window to rear aspect. Adjacent driveway providing off-road parking for one car.

### SIDE GARDEN

Laid to lawn, enclosed by fencing. Densely planted low level flower beds.

### REAR COURTYARD

A further small area of garden, enclosed by fencing.

## 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

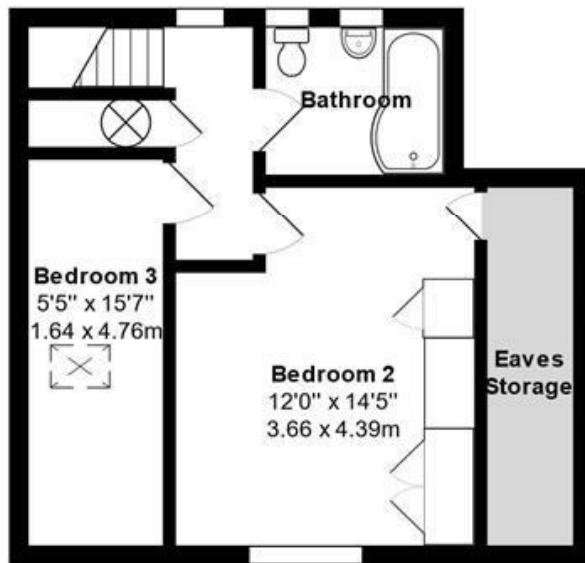
Freehold.

### VIEWING

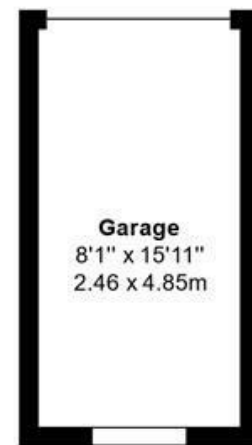
By telephone appointment with the vendor's Sole Agent - Laskowski & Company, 28 High Street, Falmouth, TR11 2AD. Telephone: 01326 318813.



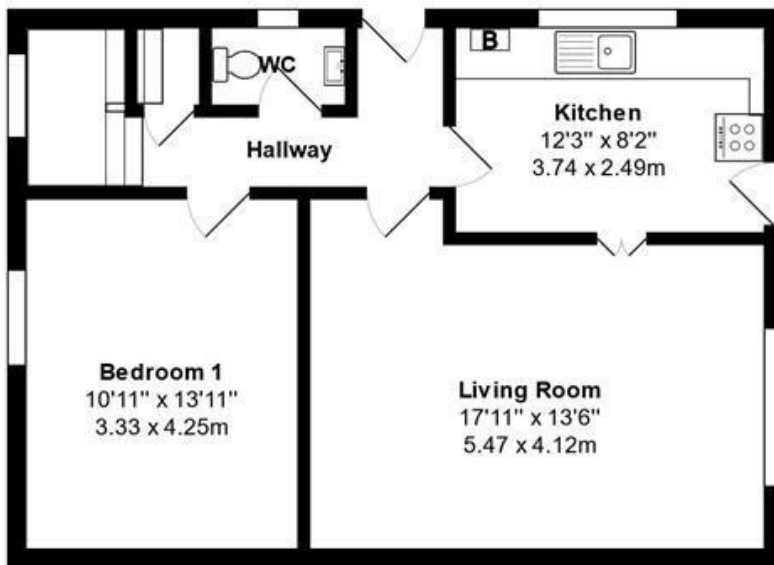
# Floor Plan



**First Floor**  
Approx Area: 33.5 m<sup>2</sup> ... 361 ft<sup>2</sup>



**Garage**  
8'1" x 15'11"  
2.46 x 4.85m



**Ground Floor**  
Approx Area: 55.0 m<sup>2</sup> ... 592 ft<sup>2</sup>

**Garage**  
Approx Area: 11.9 m<sup>2</sup> ... 128 ft<sup>2</sup>



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Total Approx Area: 100.4 m<sup>2</sup> ... 1080 ft<sup>2</sup> (excluding eaves storage)

All measurements are approximate and for display purposes only