



14 Portland Gardens, Falmouth, TR11 2QT

Guide Price £330,000

A well presented 3 bedroom family home, located within the popular and convenient location of Portland Gardens. Having been updated by the current owner to include a professionally landscaped garden, which features a porcelain tiled raised sun terrace, the internal accommodation comprises on the ground floor: entrance porch, hallway, spacious dual aspect living/dining room, fitted kitchen and rear porch. The first floor offers 3 good size bedrooms and a reappointed family bathroom. The rear garden is terraced, with the front garden's raised seating area enjoying a sunny south-west facing position. A driveway provides off-road parking and access to a single garage. Portland Gardens is a fantastic location for families, positioned approximately a mile from Falmouth's town, Gyllyngvase Beach and Swanpool Nature Reserve; Penmere train station and both primary and secondary schooling are all within easy walking distance. Offered for sale with no onward chain.

Key Features

- 3 bedroom family home
- Single garage and driveway
- Gas central heating and double glazing
- No onward chain
- Beautiful tiled raised sun terrace with built-in seating
- Spacious open-plan living/dining room
- Reappointed family bathroom
- EPC rating C



THE ACCOMMODATION COMPRISES

Obscure double glazed front door to:-

ENTRANCE PORCH

Obscure double glazed window to front aspect, tiled flooring.
Obscure glazed window and door to:-

HALLWAY

Staircase rising to first floor, radiator, central ceiling light.
Obscure glazed doors to kitchen and living/dining room.
Telephone/broadband point.

LIVING/DINING ROOM

A large dual aspect reception room.

LIVING AREA

Large double glazed south-west facing window overlooking the recently landscaped front garden and terrace. Wood-effect laminate flooring, radiator, TV aerial point, central ceiling and wall mounted lighting.

DINING AREA

Space for a large family dining table and chairs. Continuation of wood laminate flooring, central ceiling light. Obscure internal double glazed window and door to rear porch, obscure glazed door to:-

KITCHEN

Fitted kitchen, with a range of eye and waist level units, roll-top stone-effect worktop with stainless steel sink/drainage unit and mixer tap. Part tiled walls, built-in four-ring induction hob with extractor fan over, built-in electric fan assisted double oven, built-in slimline dishwasher, built-in fridge and separate built-in freezer. Cupboard housing consumer unit, double glazed window to rear aspect overlooking the garden. Tiled flooring, central ceiling light.

REAR PORCH

Useful storage area, currently housing an additional freezer. Power and light. Potential for use as a utility room, subject to installing the necessary plumbing.

FIRST FLOOR

LANDING

Doors to bedrooms and family bathroom. Loft hatch to part boarded and insulated loft.

BEDROOM ONE

A large, light, double bedroom facing south-west and overlooking the landscaped front garden through trees to the valley beyond. Radiator, central ceiling light.

BEDROOM TWO

A second double bedroom, with double glazed window to rear aspect overlooking the garden. Radiator, central ceiling light.

BEDROOM THREE

A good size third bedroom, with double glazed window to front aspect. Large walk-in storage cupboard with additional wardrobe, both with hanging rails and shelving. Radiator, central ceiling light.

BATHROOM

Modern bathroom with panelled bath, mixer tap and incorporating a boiler-fed shower and glass shower screen, tiled surround. Dual flush WC, vanity unit housing wash hand basin with mixer tap. Further tiling to walls, heated towel rail/radiator, recessed ceiling spotlights. Obscure double glazed window to rear aspect. Tiled flooring.

THE EXTERIOR

FRONT

Driveway with parking for one car, leading to the detached single garage. A porcelain tiled path, with enclosed bin store to one side, leads up to an enclosed and gated:

FRONT GARDEN

The front garden has been professionally landscaped to provide a delightful, low maintenance, outside space, which incorporates an area of lawn with shrub border, opposite which is pedestrian access to the garage, as well as a good size garden store. Tiled steps lead up to a superb porcelain tiled raised terrace, perfectly positioned to enjoy the sunny south-west facing position, enclosed for privacy, by timber fencing and designed with timber built-in seating, planted flower beds to include a palm tree. This modern hard landscaped garden is the ideal spot for entertaining and al fresco dining.

GARAGE

15'10" x 8'8" (4.83m x 2.64m)

Up-and-over door, pedestrian side door, window, power and light.

REAR GARDEN

Terrace garden, with patio area and steps leading up to raised beds, planted with shrubs and laid with shingle. Further steps and a gate give pedestrian access up to the access road behind. Cold water tap.

GARDEN STORE

8' (2.44m) deep, with power and light.

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

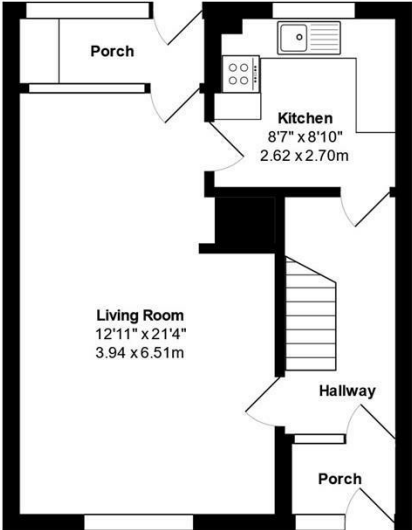
Freehold.

VIEWING

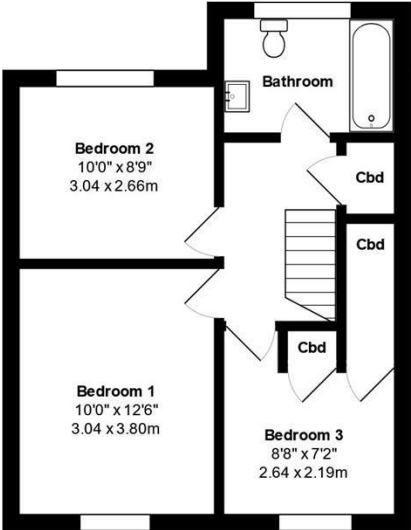
By telephone appointment with the vendor's Sole Agent - Laskowski & Company, 28 High Street, Falmouth, TR11 2AD. Telephone: 01326 318813.



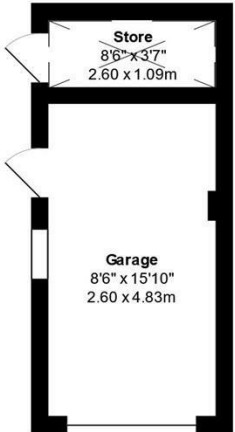
Floor Plan



Ground Floor
Approx Area: 44.0 m² ... 474 ft²



First Floor
Approx Area: 40.6 m² ... 437 ft²



Garage
Approx Area: 15.4 m² ... 165 ft²



Portland Gardens, Falmouth, TR11 2QT
Total Approx Area: 84.6 m² ... 910 ft² (excluding garage, store)
All measurements are approximate and for display purposes only