



6 Pellew Road, Falmouth, TR11 2NS

£299,000

A fantastic family home! This semi-detached property sits in a peaceful location with driveway parking, close to Falmouth town centre. Inside, the spacious layout includes 3 well proportioned bedrooms, a first floor family bathroom, and a bright, airy living space downstairs. The large lounge features a modern wood-burner, while the contemporary kitchen seamlessly connects to the dining area. Additional conveniences include a downstairs WC and a utility room. The west-facing garden is a true highlight - basking in afternoon and evening sunlight, offering a selection of lush planting, mature trees, and excellent privacy. Presented in good order, the home benefits from gas central heating and double glazing, and is offered with no onward chain.

Key Features

- 3 bedrooms
- Generous living accommodation
- Plentiful driveway parking
- Excellent family home
- Semi-detached
- Sunny aspect garden
- Clear A1 Mundic Test result
- EPC rating D



THE LOCATION

Pellew Road is a desirable no-through road featuring a variety of spacious houses and bungalows, originally owned by the local authority. It offers convenient access to the harbourside, town centre, public transport links, and schools. Falmouth, known for its stunning period architecture and world-class sailing waters, has flourished over the last decade. The town boasts a fantastic selection of bars, restaurants, and pubs catering to all tastes, alongside vibrant festivals, regattas, and a diverse mix of boutiques and high street shops.

THE ACCOMMODATION COMPRISES

ENTRANCE HALLWAY

Space for coats and shoes etc, tiled flooring, access to the living room, kitchen and stairs to first floor.

LIVING ROOM

11'8" x 15'3" (3.57m x 4.66m)

A bright and spacious room with a wide front uPVC double glazed window, carpeted flooring, radiator, and a stylish wood-burner set within the chimney breast.

KITCHEN

10'6" x 8'4" (3.22m x 2.55m)

Well appointed galley-style layout with modern fitted units, inset stainless steel sink with chrome-effect mixer tap, integrated oven, gas hob with stainless steel extractor hood over, tiled splashbacks, tiled flooring, under-stair storage. uPVC double glazed window to side elevation. Space for a washing machine etc.

DINING ROOM

8'8" x 10'5" (2.65m x 3.20m)

A versatile second reception room, ideal for family dining, overlooking the rear decking/garden. Carpeted flooring, radiator. uPVC double glazing.

GROUND FLOOR WC

A useful downstairs cloakroom with a low level flush WC and small uPVC double glazed window.

UTILITY ROOM

8'5" x 7'4" (2.58m x 2.26m)

A practical utility with sink unit, space for white goods, and access to the garden. Small uPVC double glazed window.

FIRST FLOOR

LANDING

Providing access to all bedrooms and the bathroom, uPVC double glazed window to the side aspect. Carpeted flooring.

BEDROOM ONE

12'6" x 11'8" (3.82m x 3.57m)

A generous front-facing double bedroom with uPVC double glazed window and radiator.

BEDROOM TWO

8'8" x 12'7" (2.66m x 3.84m)

A rear-facing double bedroom with a lovely elevated outlook which enjoys far-reaching views through uPVC double glazed windows. Carpeted flooring, radiator.

BEDROOM THREE

8'0" x 8'6" (2.46m x 2.60m)

A good size third bedroom, ideal for a child's nursery or home office. Radiator, uPVC double glazed window.

BATHROOM

8'5" x 7'1" (2.58m x 2.18m)

A modernised, L-shaped bathroom with ceramic bath and over-head shower, wash basin with mixer tap and vanity unit/storage under, low level button flush WC. Wood-effect flooring, two obscure glazed uPVC double glazed windows, radiator. Built-in airing cupboard with gas combination boiler provided domestic hot water and central heating.

THE EXTERIOR

FRONT GARDEN AND DRIVEWAY

A gate at the top of the drive opens onto the driveway which provides off-road parking for two cars and landscaped tiered planting enclosed by hedging. New side boundary fence.

REAR GARDEN

A delightful west-facing garden, measuring approximately 40' x 20' (12.19m x 6.10m), and decking running across the top of the garden, with a stone pathway to the shed. Lawn, mature planting for privacy, large timber shed - 16' x 10' (4.88m x 3.05m), and an outdoor water tap.

GENERAL INFORMATION

SERVICES

Mains water, gas, electric and drainage. Gas fired central heating.

COUNCIL TAX

Band B - Cornwall Council.

TENURE

Freehold.

AGENT'S NOTE

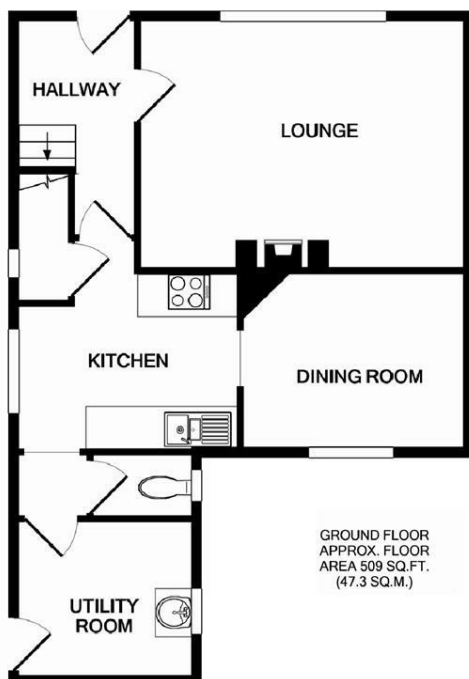
The property has recently undergone a Mundic Test, confirming a 'clear' A1 rating and therefore suitable for mortgage purposes.

VIEWING

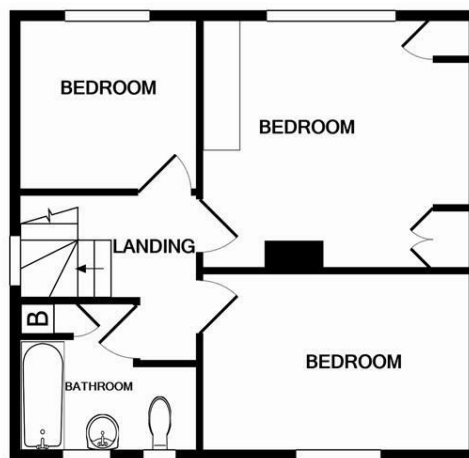
By telephone appointment with the vendor's Sole Agent - Laskowski & Company, 28 High Street, Falmouth, TR11 2AD. Telephone: 01326 318813.



Floor Plan



GROUND FLOOR
APPROX. FLOOR
AREA 509 SQ.FT.
(47.3 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 421 SQ.FT.
(39.1 SQ.M.)

PELLEW ROAD, FALMOUTH, CORNWALL, TR11 2NS.
TOTAL APPROX. FLOOR AREA 930 SQ.FT. (86.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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