



Laskowski
&Co



3 Mayfield Road, Falmouth, TR11 2LG

Guide Price £340,000

A 2 bedroom semi-detached bungalow requiring refurbishment, located a favourable position on the immediate outskirts of Falmouth town centre. The property benefits from a paved, low maintenance rear courtyard garden, a smaller front courtyard garden with mature shrubs and plants, plentiful driveway parking and a single garage. Appealing to a wide range of prospective purchasers, including first time buyers, retirees, and those looking to downsize.

Key Features

- 2 bedrooms
- Requiring refurbishment
- Garage and driveway parking
- No onward chain
- Semi-detached bungalow
- Sought-after residential road
- Low maintenance garden
- EPC rating D



THE LOCATION

Mayfield Road is a quiet residential street, set within a well-established area of Falmouth, offering a peaceful setting, whilst remaining highly convenient for access to the town centre.

Within easy reach of local amenities, including shops, schools, and public transport links. Falmouth's vibrant town centre, with its wide range of restaurants, cafés, and independent retailers, is only a short distance away, as well as the town's renowned beaches and the scenic waters of the Carrick Roads. Good bus connections and nearby train services provide straightforward links to Truro, the wider Cornish coastline, and beyond.

The area is popular with families, professionals, and retirees alike, combining a welcoming community feel with the advantages of living close to the coast and Falmouth's cultural attractions.

THE ACCOMMODATION COMPRISES

From the front courtyard garden, steps rise to the front entrance with double doors opening into the:-

ENTRANCE PORCH

Tiled flooring. Doors to all rooms.

LIVING ROOM

A spacious living room with uPVC double glazed bay windows to the front elevation, enjoying views over the courtyard garden and glimpses of the harbour. Feature fireplace, carpeted flooring, two radiators.

KITCHEN

Double aspect kitchen with uPVC double glazed bay window to the side elevation and uPVC sliding door opening onto the rear garden. Dated kitchen units with integrated stainless steel sink with mixer tap, integrated oven, and integrated electric hob. Space for fridge and washing machine. Carpeted flooring.

DINING ROOM

With integrated cupboards and plentiful space for dining room furniture. uPVC double glazed window to the side elevation, radiator, carpeted flooring.

BEDROOM ONE

A double bedroom with uPVC double glazed window to the front elevation. Integrated cabinets and full width wardrobes, carpeted flooring, radiator,

BEDROOM TWO

Another double bedroom, with uPVC double glazed window to the rear elevation overlooking the garden. Integrated wardrobes, carpeted flooring, radiator.

BATHROOM

A 'vintage' three piece suite comprising low flush WC, wash hand basin, and panel bath with handheld shower attachment and mixer tap. Mostly tiled, with feature wallpaper to one wall. Obscure glazed uPVC double glazed window to the rear elevation, radiator, carpeted flooring.

THE EXTERIOR

TO THE FRONT

From Mayfield Road, two gate posts with wrought iron gate opens onto a gently sloping paved driveway, providing parking for approximately three vehicles and access to a single garage. The driveway is bordered by low-level walls with mature shrubs. In addition, there are further low-level flowerbeds and a further front garden with mature shrubs plants, hedging with low-level flowerbeds, and a small paved area with space for a table and chairs.

SINGLE GARAGE

With up-and-over door.

TO THE REAR

A low maintenance paved courtyard garden with low stone walls and bordered by mature shrubs. Access to the kitchen via sliding doors. There is also a 'lean to' porch to the side elevation, providing a separate access into the property.

GENERAL INFORMATION

SERVICES

Mains gas, water, electricity, and drainage are connected to the property. Gas fired central heating.

COUNCIL TAX

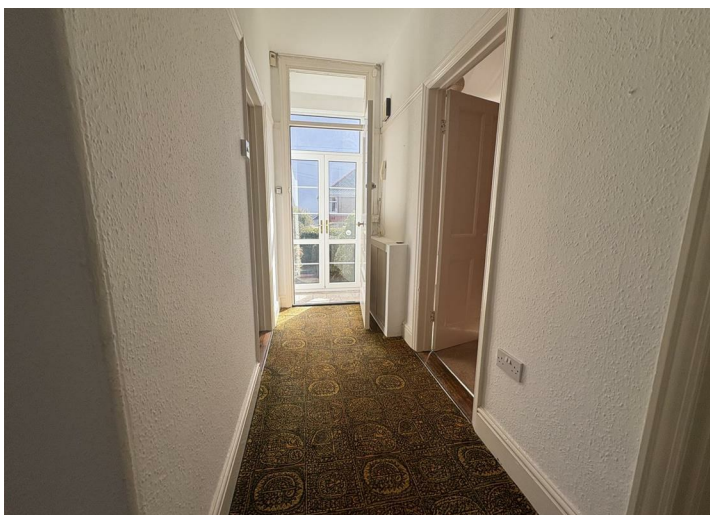
Band C - Cornwall Council.

TENURE

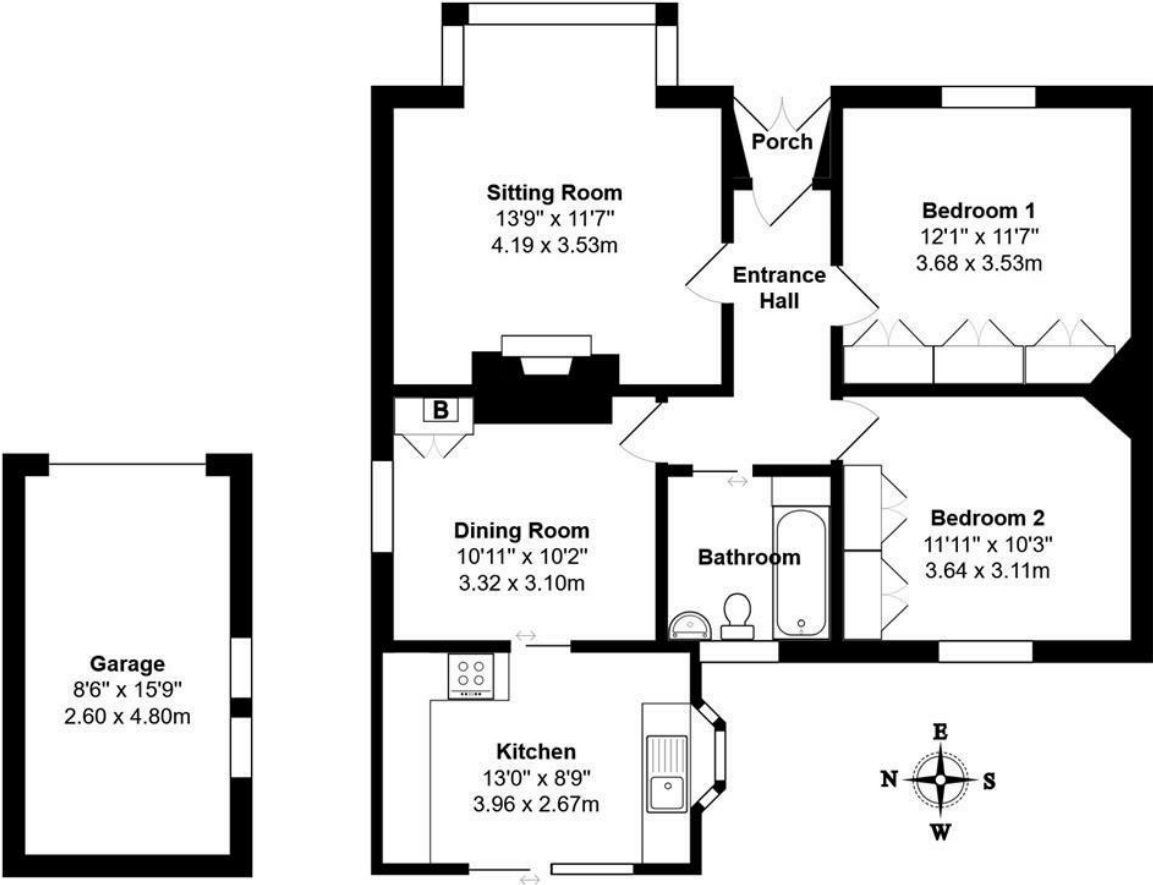
Freehold.

VIEWING

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



Floor Plan



Mayfield Road, Falmouth, TR11 2LG

Total Approx Area: 76.1 m² ... 819 ft² (excluding garage)

All measurements are approximate and for display purposes only