



Laskowski
&Co



16 Polmennor Road, Falmouth, TR11 5UX

£385,000

* PRELIMINARY ANNOUNCEMENT OF SALE * A stylishly appointed 3 bedroom semi-detached house situated within a traffic-free, no-through road, offering a degree of privacy within its own secluded and well landscaped rear garden. Open-plan to the ground floor with the addition of a wood burning stove, sizeable glazed conservatory to the rear, oblique views towards Falmouth Bay and Pendennis Castle from the first floor, together with driveway parking for up to 3 vehicles and single garage.

Key Features

- Semi-detached
- Landscaped rear garden
- Conservatory
- Single garage
- 3 bedrooms, 1 bathroom
- Open-plan ground floor
- Driveway parking
- EPC rating C



THE ACCOMMODATION COMPRISES

From the driveway, a glazed front entrance leads to a uPVC front entrance door opening into the:-

FRONT PORCH

A useful addition with glazing to two sides and a pitched glazed roof. Space for shoes, coats etc. Oak-effect flooring, obscure glazed door leading into the:-

ENTRANCE HALLWAY

Continuation of oak-effect flooring, contemporary oak doors leading to WC, living/dining room and kitchen. Stairwell rising to first floor level, with useful under-stair storage cupboard. Radiator, inset downlights.

WC

Comprising low flush WC, wall-mounted wash hand basin with tiled splashback. Radiator, ceiling light, obscure glazed high-level window.

LIVING/DINING ROOM

Spanning the depth of the property, albeit short of the conservatory set to the rear, accessed via glazed inner doors providing much natural light and to the front elevation, and broad casement windows. A contemporary, stylish and well furnished space with wood burning stove and feature slatted wall.. Semi-open to the kitchen area, creating a social and friendly environment.

LIVING AREA

Accessed from the hallway, with central inset wood burning stove set on a slate hearth with floating oak mantel, and feature slatted wall to far side. Casement uPVC windows to front elevation with radiator under. Ceiling light, TV aerial point. Open to the:-

DINING AREA

Continuation of oak-effect flooring, feature slatted wall. Semi-open to the kitchen, providing space for table and chairs, together with the addition of full glazed internal doors leading into the conservatory, with views taken in over the beautifully landscaped rear garden. Ceiling light, radiator. Opening leading into the:-

KITCHEN

Set to two sides, with panel drawers and cupboards situated both above and below an oak worksurface incorporating composite sink with drainer and mixer tap. Patterned tiled splashback at mid-point and appliances including four ring stainless steel gas hob, Diplomat electric oven, space and plumbing for washing machine. Worcester boiler housed in over counter cupboard, continuation of oak effect flooring, radiator. Glazed inner door to conservatory, with casement window adjacent. Inset downlights, part-glazed door to the entrance hallway.

CONSERVATORY

A simply superb addition and well constructed, fully glazed to walls and ceiling, together with additional privacy obscuring to one side. Providing plentiful natural light and increasing the useable space to the ground floor by offering an ancillary reception area in which to relax and enjoy the sun throughout the day. Featuring a number of awning windows, power and

light. Oak-effect flooring with underfloor heating, views taken in over the beautifully landscaped rear garden. Glazed French doors and further door to the side elevation offering access to the garage and side pathway.

FIRST FLOOR

Stairs rise to the:-

LANDING

Contemporary oak doors to all rooms. Casement window to side elevation. Inset downlights, loft hatch. Danfoss wall-mounted heating thermostat. Airing cupboard with slatted shelf set over a Megaflo-style hot water tank.

BEDROOM ONE

A nicely proportioned double bedroom situated to the front of the property, with the addition of built-in mirror-fronted wardrobe, together with further space for bedroom furniture. Broad windows to front elevation, radiator, ceiling light with dimmer switching.

BEDROOM TWO

Situated to the rear of the property, with oblique glimpses through the rooftops of the neighbouring development of St Nazaire Close, travelling through to the open bay and notably, between the trees, Pendennis Castle. Ceiling light, radiator.

BEDROOM THREE

Currently utilised as a dressing room, a further bedroom with casement window, radiator, and ceiling light.

FAMILY BATHROOM

Stylishly appointed, with a vanity unit adorned with sink and separate taps, together with low flush WC, panel bath with shower screen, mixer tap and mains powered shower with ancillary handheld shower attachment. Broad wall-mounted cabinet with central mirrored panel and ancillary side cupboard. Heated towel rail, extractor fan, obscure glazed awning window. Tile-effect flooring, fully tiled walls.

THE EXTERIOR

TO THE REAR

A landscaped rear garden provides an array of seating areas facing east, beautifully stocked and offering a degree of privacy which will be favoured by many purchasers alike. From the conservatory, a broad decked area provides a passageway to a small area of lawn, with feature raised decks surrounding and paved pathway with steps rising up to a rear raised deck, enclosed by panel fencing throughout. A gravelled side pathway features a log store, shed and part-glazed rear access door leading into the:-

GARAGE

With electric up-and-over door, power and light, with plentiful space for ancillary white goods, if required. Strip lighting, wall-mounted shelving. Pitched roof providing space for further storage, if required.

TO THE FRONT

DRIVEWAY

A tarmac driveway set in front of the garage, providing space enough for one vehicle, together with concrete hardstanding providing two more parallel parking spaces, to the front.

GENERAL INFORMATION

SERVICES

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

COUNCIL TAX

Band C - Cornwall Council.

TENURE

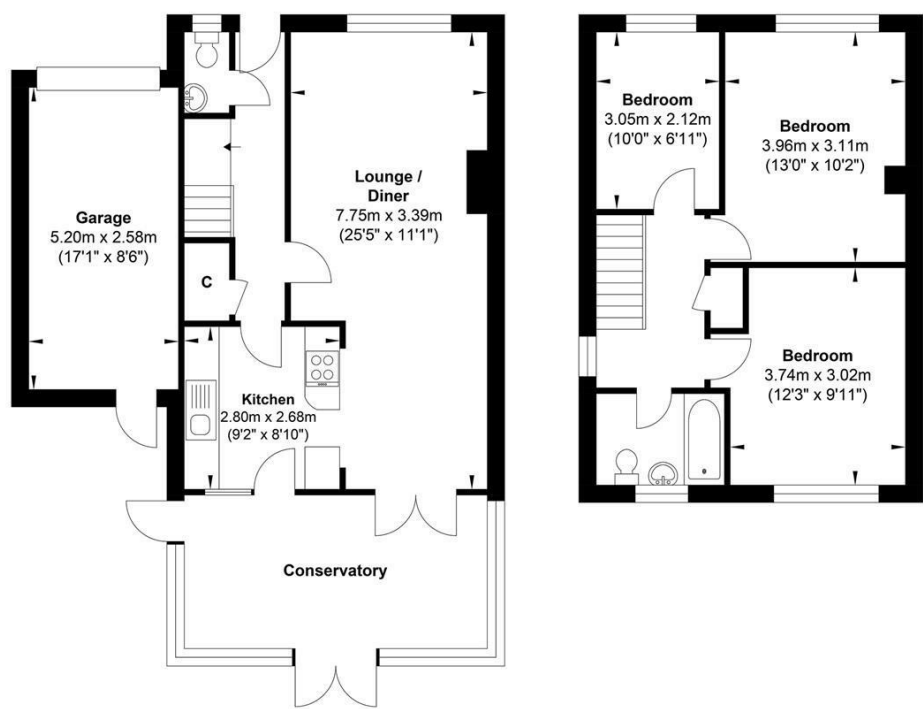
Freehold.

VIEWING

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



Floor Plan



Ground Floor

First Floor



Gross Internal Floor Area : 93.40 m2 ... 1005 ft2

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.