



Turnaware Road
Falmouth
Cornwall
TR11 4PH
£300,000

- THREE BEDROOM SEMI DETACHED FAMILY HOME
- LOVELY POPULAR POSITION ON THE EDGE OF FALMOUTH
- SWANPOOL BEACH NEARBY
- PRIVATE AND SHELTERED REAR GARDEN
- TWO RECEPTION ROOMS
- CONVERTED GARAGE WITH UTILITY SPACE
- NO ONWARD CHAIN
- SCAN QR CODE FOR MATERIAL INFORMATION



 **Millerson**
millerson.com

Tenure - Freehold

Council Tax Band - C

Floor Area - 754.00 sq ft



DESCRIPTION

A spacious three bedroom semi detached family home in a popular residential location on the outskirts of Falmouth town, now requiring a degree of updating.

Accommodation briefly comprises of living room, dining room, kitchen with three bedrooms and family bathroom to the first floor. There is also a partially converted garage space with a subdivision creating a garage storage area to the front and a large utility room to the rear. Externally there is parking to the front of the property along with a lovely private and generous garden to the rear. All in all an excellent family home requiring some improvements to bring this house back to a lovely family home.

ENTRANCE

UPVC double glazed obscure door opening into:

ENTRANCE HALL

Doors to living room and kitchen. Under stairs cupboard. Stairs to 1st floor. Radiator.

LIVING ROOM

13'2" x 11'2" (4.028m x 3.412m)

A lovely light reception room with UPVC double glazed picture window to front elevation. Radiator. Feature coal effect gas fireplace with marble effect surround and timber mantle over. Open square arch through to:

DINING ROOM/SNUG

9'11" x 8'7" (3.039m x 2.623m)

UPVC double glazed picture window overlooking the rear garden and enjoying for reaching views. Radiator.

KITCHEN

8'6" x 7'8" (2.608m x 2.337m)

A range of floor standing and wall mounted cupboard and draw units with granite effect rolltop work surfaces over. One bowl circular stainless steel sink unit with mixer tap over. Tiled splashback to three sides. Space and plumbing for washing machine. Space for oven with extractor fan over. UPVC double glazed window overlooking the rear garden and enjoying elevated far reaching views. Door opening into:

UTILITY ROOM/GARAGE ROOM

11'5" x 10'5" (3.505m x 3.194m)

A range of floor standing and wall mounted cupboard and drawer units with worktop over. Plumbing for washing machine and space for tumble dryer. Space for chest freezer. Radiator. Wall mounted Vaillant gas fired combination boiler. UPVC double glazed window to rear. UPVC double glazed door opening to rear garden.

FIRST FLOOR

LANDING

Doors leading to all bedrooms and family Bathroom. Loft access. UPVC double glazed window to side elevation.

BEDROOM ONE

13'1" x 9'11" (4m x 3.045m)

A lovely light room with UPVC double glazed picture window to front elevation. Radiator.

BEDROOM TWO

10'0" plus doorway reveal by 8'9". (3.056m plus doorway reveal by 2.691m.)

A lovely double bedroom enjoying fabulous elevated open views across Falmouth With UPVC double glazed picture window to rear. Radiator.

BEDROOM THREE

7'9" x 7'8" (2.373m x 2.352m)

A generous single bedroom with UPVC double glazed window to front elevation. Radiator.

FAMILY BATHROOM

7'9" x 5'5" (2.370m x 1.667m)

A four piece bathroom with panelled bath with hot and cold taps over. Shower cubicle with Triton electric shower over. Pedestal wash basin. Low level WC. Part tiled to 4 walls. Radiator. UPVC double glazed obscured window to rear elevation. UPVC double glazed obscure window to side elevation. Extractor fan.

OUTSIDE

TO THE FRONT

To the front of the property, there is driveway parking for two vehicles. There's a gently sloping lawn garden to the side. The driveway gives access into the garage storage room via an up and over Garage door.

GARAGE STORAGE ROOM

10'6" x 6'4" (3.201m x 1.952m)

Up and over garage door. A range of shelving and cupboard space suitable for storage. Timber glazed obscure door through to utility room.

TO THE REAR

The rear garden, although slightly overgrown at present, offers a wonderful opportunity to create a fantastic outside space. An almost level lawn is bordered on three sides by mature hedging. There is a raised concrete paved patio area and metal garden shed. The garden enjoys an excellent degree of privacy and shelter.

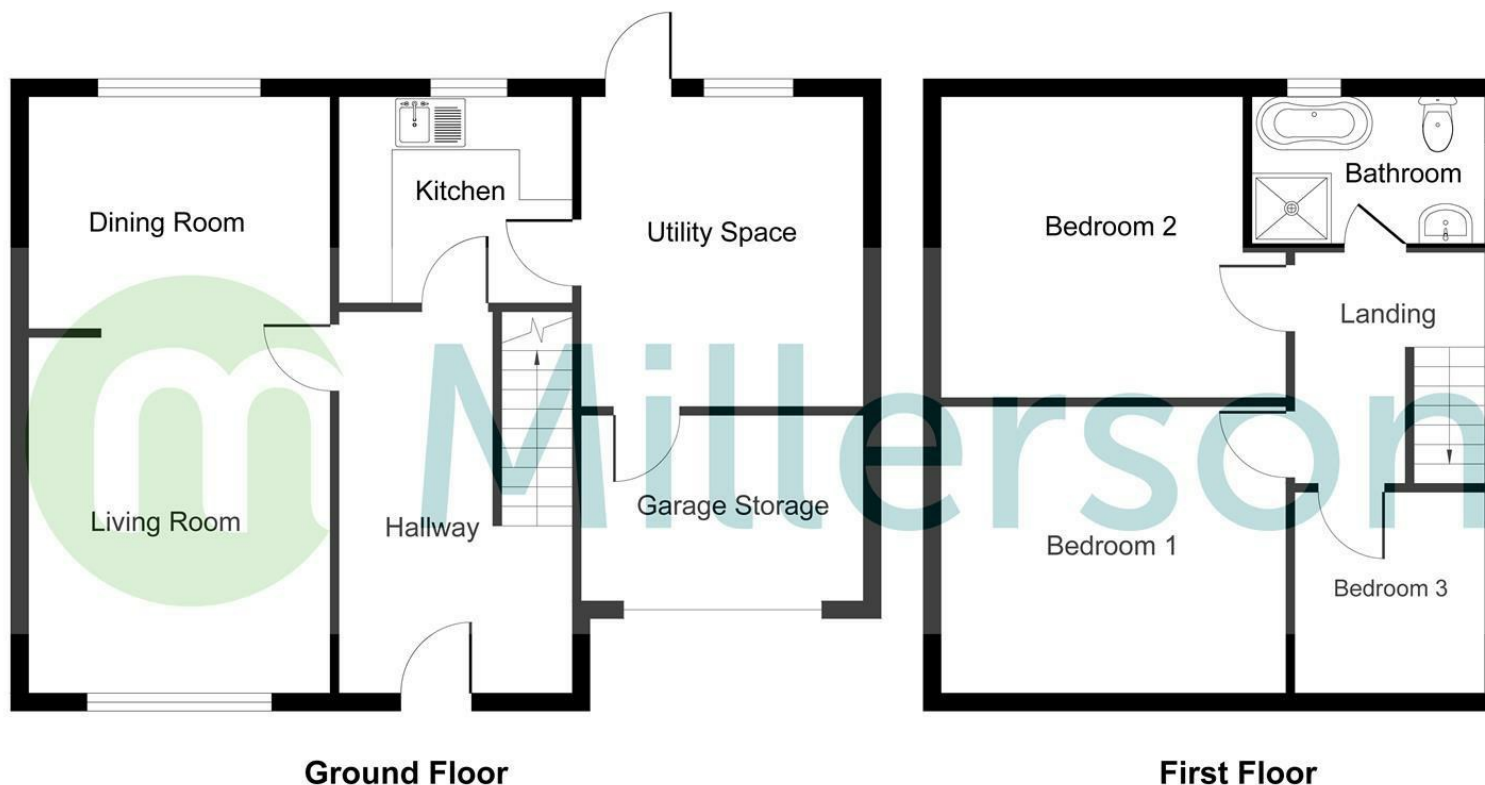
MATERIAL INFORMATION

Verified Material Information
Council tax band: C

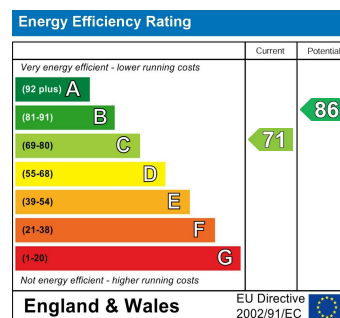


Tenure: Freehold
 Property type: House
 Property construction: Standard form
 Electricity supply: Mains electricity
 Solar Panels: No
 Other electricity sources: No
 Water supply: Mains water supply
 Sewerage: Mains
 Heating: Central heating
 Heating features: None
 Broadband: FTTP (Fibre to the Premises)
 Mobile coverage: O2 - Good, Vodafone - Good, Three - Great, EE - Great
 Parking: Driveway and Off Street
 Building safety issues: No
 Restrictions - Listed Building: No
 Restrictions - Conservation Area: No
 Restrictions - Tree Preservation Orders: None
 Public right of way: No
 Long-term area flood risk: No
 Coastal erosion risk: No
 Planning permission issues: No
 Accessibility and adaptations: None
 Coal mining area: No
 Non-coal mining area: Yes
 Energy Performance rating: C
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 The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert





PLEASE NOTE, THIS FLOOR PLAN IS INTENDED FOR ILLUSTRATIVE PURPOSES ONLY. NO MEASUREMENT HAVE BEEN TAKEN AND IT IS NOT TO SCALE.
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