



131 Conway Road, Falmouth, TR11 4LJ

Guide price £265,000

Situated on Conway Road in Falmouth, this delightful detached two-bedroom bungalow presents a wonderful opportunity for those looking to create their dream home. While the property requires modernising throughout, it offers a blank canvas for buyers to infuse their personal style and preferences. The bungalow is set in a convenient residential area, providing easy access to local amenities and the picturesque surroundings that Falmouth is renowned for. With off-road parking and a garage, you will find ample space for your vehicles and additional storage needs. One of the key advantages of this property is that it is sold with no onward chain, allowing for a smooth and efficient purchase process. Whether you are a first-time buyer, a downsizer, or an investor, this bungalow offers the potential to transform it into a comfortable and inviting home.



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Location

Nestled on the south coast of Cornwall, Falmouth is a captivating town steeped in maritime history. Its thriving harbour, with its deepwater moorings serves as a gateway to the scenic Fal River, which winds through Cornwall’s beautiful landscape. Falmouth buzzes with creativity, boasting numerous art galleries displaying contemporary works and venues showcasing independent films and live bands. Whether you’re drawn to its stunning beaches, panoramic views, or vibrant cultural scene, Falmouth offers a delightful blend of tradition and modernity. Gyllyngvase Beach, with its golden sand and clear water, holds the coveted Blue Flag award. Nearby, Queen Mary Gardens provide a picturesque coastal path. Swanpool Beach, named after the adjacent lake, offers a more pebbly but equally popular beach experience.

Accommodation

- Entrance porch
- Lounge dining room
- Kitchen
- Bedroom
- Bedroom
- Shower room

Outside

The bungalow affords low maintenance gardens surrounding the property, with patio areas laid to loose stone chippings to the front elevation. To the rear is a patio area with steps leading up to the parking area in front of the garage.

Garage

The garage features a manual up and over door, power and light with a workshop area to the rear.

Services

Mains water, electricity, drainage and gas. Freehold tenure.

Council Tax Band- C

What3Words

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Anti Money Laundering Regulations – Purchasers

It is a legal requirement that we receive

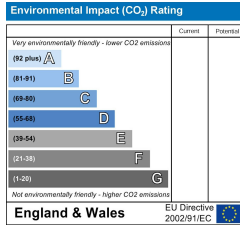
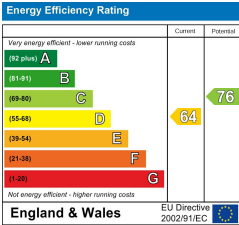
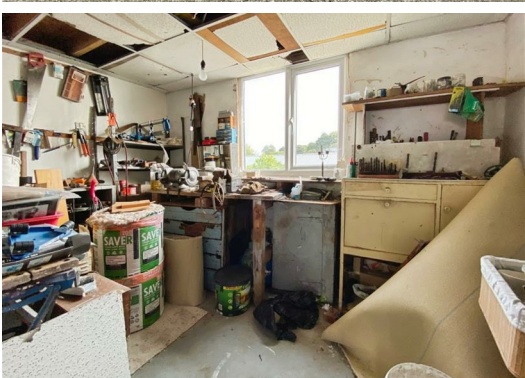
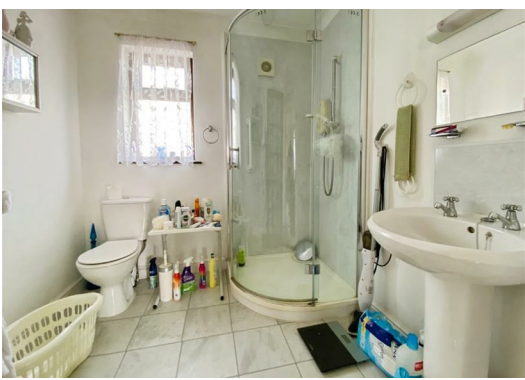
verified ID from all buyers before a sale can be instructed. We will inform you of the process once your offer has been accepted.

Proof of Finances

Before agreeing a sale, we will require proof of your financial ability to purchase. We will inform you of what we require prior to agreeing a sale.

Broadband & Mobile Phone Coverage

To check the broadband coverage for this property please visit <https://www.openreach.com/fibre-broadband>. To check mobile phone coverage please visit <https://checker.ofcom.org.uk/>



The Mather Partnership advises that whilst we endeavour to ensure that our sales particulars are accurate and they are produced in good faith, they are produced as a general guide only and do not constitute any part of a contract. If there is any aspect of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. No person in the employment of this company has any authority to give any representation of warranty in relation to the property. Please note that none of the services, appliances, heating, plumbing or electrical installations have been tested by the selling agent. Also, if double glazing has been mentioned, the purchaser is strongly advised to satisfy themselves as to the amount of double glazed units in the property.