



Falmouth

A three bedroom end of terrace house
Convenient residential location
Extremely well presented and maintained throughout
Spacious light and bright accommodation
Dual aspect lounge with feature fireplace
Spacious kitchen and separate utility room
Well appointed ground floor bathroom
UPVC double glazing and gas central heating
Superb gardens to front and rear, bike store
Class A Mundic Report dated 10th February 2004

Guide £295,000 Freehold

**ENERGY EFFICIENCY RATING
BAND D**

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REF: SK7240



An ideal opportunity to own this extremely well presented, three bedroom end of terrace house that has been well maintained by the vendor to provide a lovely home that any new owner would be proud to own.

Located on the outer fringes of Falmouth, the property is ideally located giving good access to Falmouth's bustling town centre with its diverse range of shops, public houses, cafes and restaurants and a short walk from Sainsbury's and Lidl Supermarkets, McDonalds, the Upper Deck Restaurant and Falmouth Yacht Marina.

The accommodation in brief comprises; entrance hall, lounge, fitted kitchen, bathroom and utility room (accessed from the outside of the property to both front and rear) to the ground floor. To the first floor there is a landing and doors giving access to the three bedrooms. Outside, there are superb, terraced front and rear gardens and a bike store to the front.

As the owner's sole agents, we highly recommend an early appointment to view.

THE ACCOMMODATION COMPRISES:

From the timber gate, paved steps lead down to the front door.

UPVC HALF-GLAZED DOOR TO:

ENTRANCE HALL

UPVC double glazed window to the front elevation, radiator, textured ceiling, glass pendant light, glazed door to lounge, panelled door to bathroom, open to kitchen, carpeted staircase to first floor landing, grey laminate flooring.

LOUNGE

Dual aspect with UPVC double glazed window to the front and UPVC double glazed French doors to the rear, feature fireplace with marble hearth and back panel with painted wood surround and mantle, picture rails, TV aerial point, telephone/internet point, grey laminate flooring.



BATHROOM

Obscure UPVC double glazed window to the rear. Fitted with a white suite comprising; panelled bath with chrome hot and cold taps having a Triton electric shower over and shower curtain, pedestal wash hand basin with chrome hot and cold taps, low-level flush wc, wall mounted corner mirrored bathroom cabinet, radiator, part tiled walls, textured ceiling, flush ceiling light, towel rail, grey laminate flooring.



KITCHEN

Having a triple aspect with UPVC double glazed windows overlooking the front, side utility and rear. Fitted with a range of white gloss wall, base and drawer units with marble effect roll top work surfaces and matching upstands, ceramic tiled splash backs space for freestanding cooker with stainless steel and glass extractor fan above, space for under counter refrigerator, inset 1 1/2 bowl single drainer stainless steel sink unit with chrome mixer tap, ceramic tiled flooring, textured ceiling, inset striplights, fuse box, UPVC half glazed door to the rear.



UTILITY ROOM

A very useful lean-to area of timber construction with a tripolycarbonate roof. Accessed from the front or rear of the property via wooden doors with light panel. Dual aspect UPVC double glazed windows overlooking the front and rear. Fitted with a range of wall and base units in cream with roll top work surfaces over, inset stainless steel single drainer sink unit with chrome mixer tap, ceramic wall tiles, space and plumbing for washing machine and tumble dryer, space for upright freezer, ceramic tiled flooring, strip light.



FROM HALLWAY. CARPETED STAIRCASE TO FIRST FLOOR LANDING WITH STAINLESS STEEL HANDRAIL.

LANDING

UPVC double glazed window to the rear elevation with glimpses over rooftops to Penryn Estuary, balustrade, picture rails, radiator, fitted carpet.

BEDROOM ONE

Dual aspect UPVC double glazed windows to the front and side, useful inset storage cupboard, picture rail, radiator, textured ceiling, glass pendant light, fitted carpet.



BEDROOM TWO

Two UPVC double glazed windows overlooking the front, radiator, storage cupboard into recess with shelving above, picture rails, textured ceiling, glass pendant light, fitted carpet.



BEDROOM THREE

UPVC double glazed window overlooking the rear with views over rooftops to Penryn Estuary, radiator, picture rails, coat hooks, textured ceiling, pendant light, fitted carpet.

GARDENS

These are a particular feature of the property and have been well tended and loved by the present owners to provide a profusion of colour throughout the year!

FRONT GARDEN

To the front of the property there are steps that lead to the front door with tiered flowerbeds laid to grey chippings on the right hand side (currently protected by loose Astro Turf), a lovely flowerbed to the front boundary sporting a wide variety of plants and shrubs and adjacent to the front of the property, a paved patio that enjoys a lovely aspect, all being enclosed by closed board timber fencing. There is also access by a timber gate cleverly concealed within the fencing that leads to a small timber decked area that offers an off road storage facility for bikes.

REAR GARDEN

Accessed via steps from the kitchen and lounge and from the utility area. This superb enclosed garden enjoys a good degree of privacy with a wide paved patio that spans the width of the property plus a timber decked area that has space for a patio table and chairs, cold water supply and paved steps either side leading down to a lawned terrace that has a timber garden shed, greenhouse and a decked area with rotary clothes dryer. From here steps lead down to a further terrace having a paved patio area enclosed by closed board fencing. The garden as a whole is enclosed and provide a good degree of privacy.



SERVICES Mains electricity, gas, water and drainage.

COUNCIL TAX Band B.

MONEY LAUNDERING

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



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