

MAP estate agents

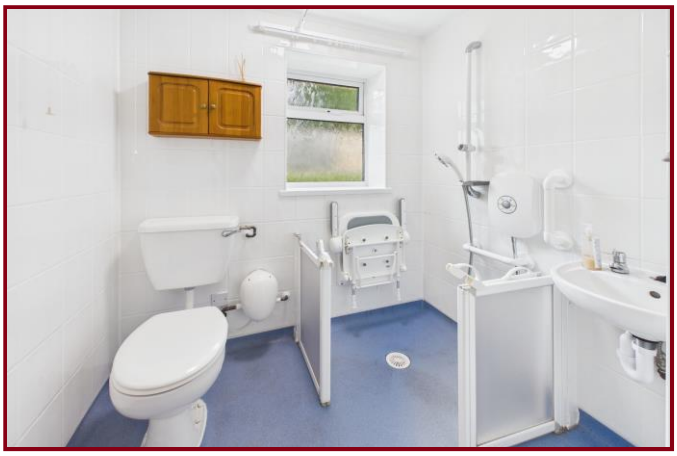
Putting your home on the map

Springfield Road, Falmouth

Auction Guide Price £120,000+ plus fees

Freehold







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Property Introduction

For sale by online auction on 15th December 2026 in conjunction with Clive Emson Auctioneers. Conveniently situated on Springfield Road in the popular coastal town of Falmouth, this two-bedroom semi-detached bungalow, built in the 1960's, presents an excellent opportunity for buyers looking for a property with potential. Offered for sale with no onward chain, the property requires modernisation and updating throughout, providing scope for improvement and the chance to create a home tailored to individual tastes and requirements.

The property is of steel-frame construction, which prospective purchasers should be aware of, as this may affect mortgage availability. Mortgage options are limited due to the construction type, making the property most suitable for cash buyers. Offered for sale in conjunction with Clive Emson Auctioneers. For a copy of the full auction catalogue and the legal pack for the property please go to www.cliveemson.co.uk or contact Clive Emson Auctioneers on 01392 366555.

Location

Positioned on the outskirts of Falmouth in a quiet residential area, on a bus route and with a cut through to lovely woodland walks that can be enjoyed in Tregoniggie Woods. Springfield Road is a popular area of mainly bungalows built in the early 1960's, Falmouth Secondary school and the primary schools of St Francis and St Mary's are within a short distance.

The town of Falmouth is about one and a half miles away by car, although a footpath via Polventon Close means that on foot it is closer, there is also Trescobeas doctor's surgery close by. Access out of Falmouth is easy with the bypass only a couple of minutes drive away and the nearby secondary school is very convenient for families.

ACCOMMODATION COMPRISES

A double glazed side entrance door opens into the entrance hall, which features an airing cupboard housing the immersion tank and provides access to all principal rooms.

LIVING ROOM 18' 0" x 11' 3" (5.48m x 3.43m) maximum measurements

The living room is a well proportioned space, featuring a large double glazed window to the front elevation allowing natural light into the room. A fireplace with a stone effect surround and hearth provides an attractive focal point, whilst a substantial built-in

storage unit with louvre doors and integrated shelving offers useful storage space.

KITCHEN 9' 4" x 9' 4" (2.84m x 2.84m) maximum measurements

The kitchen is fitted with wood effect wall and base units complemented by tiled splashbacks and a stainless steel sink. There is space for a freestanding cooker and additional appliances. A large double glazed window overlooks the side garden, whilst a part glazed door provides direct access to the rear garden.

BEDROOM ONE 13' 2" x 10' 2" (4.01m x 3.10m)

A generously sized double bedroom, featuring a large double glazed window to the rear elevation offering pleasant views over the gardens and allowing plenty of natural light into the room.

BEDROOM TWO 8' 6" x 8' 5" (2.59m x 2.56m) plus door recess

A versatile room featuring a double glazed window to the front elevation, making it ideal for use as a second bedroom, guest room or home office.

WET ROOM

The shower room is arranged as a practical wet room, featuring fully tiled walls and a frosted double glazed window. Fittings include an electric shower with a wrap-around curtain rail, a wall mounted fold down shower seat with support handles, a low-level WC and a wash hand basin.

OUTSIDE

The property benefits from well-proportioned front, side and rear gardens, predominantly laid to lawn. To the front, a well maintained lawn is bordered by established shrubs and planting creating an attractive approach to the home. A concrete pathway leads to the side entrance whilst mature trees and planted boundaries enhance the property's overall appeal. The front garden enjoys an open aspect. The large, enclosed rear garden extends around the back and side of the bungalow, offering a relatively wide and open outdoor space with a simple, practical layout. The garden is generally level, with a slight slope in places, and is enclosed by tall timber fencing, providing a good degree of privacy from neighbouring properties. A small paved patio provides space for outdoor seating and relaxation.

AGENT'S NOTES

The property is of steel frame construction. Prospective purchasers should be aware that mortgage availability may be limited, as only a restricted number of lenders may consider this type of construction. Please be advised that the Council Tax band for this property is 'C'.

SERVICES

This property benefits from mains water, mains drainage and mains electric.

DIRECTIONS

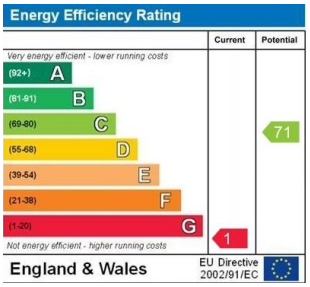
From the roundabout on Bickland Water Road, before the Falmouth Town Football Club, turn left into Conway Road. Continue along Conway Road and take the second turning on the left. The property can be found on the right-hand side, identified by our For Sale board. If using What3Words:- clubs.cones.tennis

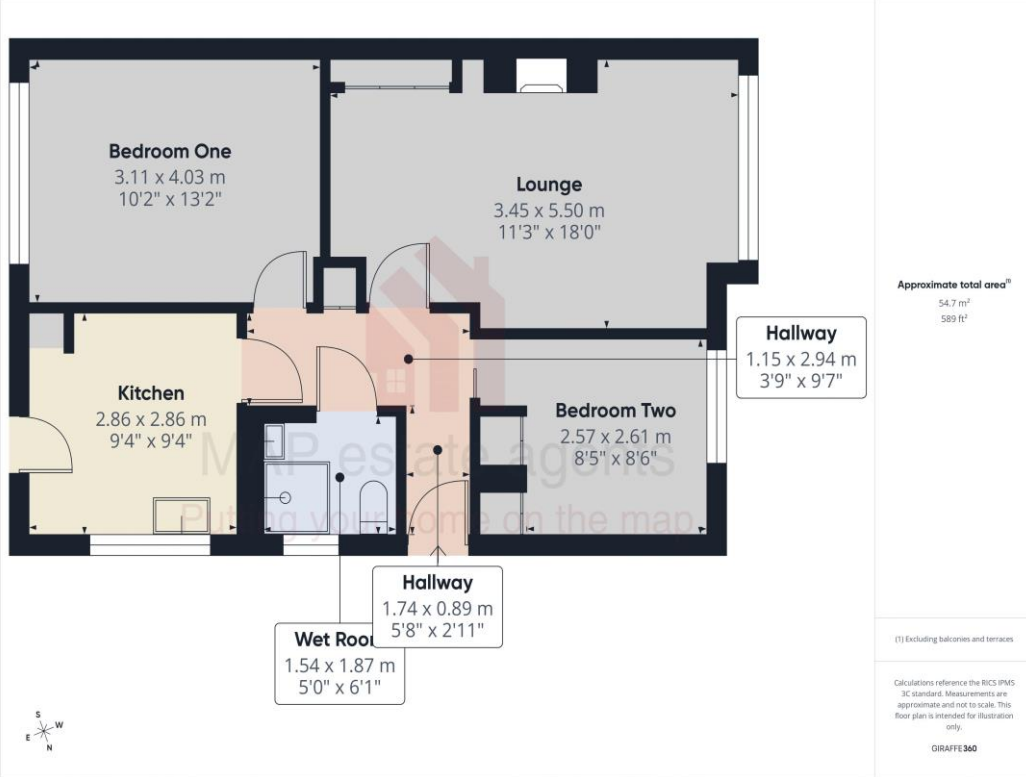












MAP's top reasons to view this home

- Excellent renovation opportunity
- Fantastic opportunity to create your ideal home
- Sought after area
- Two well proportioned bedrooms
- Excellent scope to modernise and add value
- Generous gardens to front, side and rear
- Double glazed
- No onward chain
- For sale via online auction
- In Conjunction with Clive Emson Auctioneers

sales@mapestateagents.com

01209 243333 (Redruth & Camborne)
01736 322200 (St Ives & Hayle)
01326 702400 (Helston & Lizard Peninsula)
01736 322400 (Penzance & surrounds)
01326 702333 (Falmouth & Penryn)
01872 672250 (Truro)

Gateway Business Park, Barncoose
Cornwall TR15 3RQ

www.mapestateagents.com

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