



47 Boscundle Avenue, Falmouth

Guide Price £210,000



Heather & Lay
The local property experts

- One-bedroom semi-detached house
- Spacious kitchen/diner
- Garden with sea glimpses
- UPVC double glazing & gas central heating
- Parking for multiple vehicles
- Popular location near beach & golf course
- No onward chain

THE PROPERTY

Modern design and built this one-bedroom home is on two levels and is in need of decorating and carpets. The owner may decide to fit a new kitchen, but it's perfectly livable "as is". There is gas central heating and parking for three vehicles (or space for a large shed). The garden faces towards the lighthouse and has a nice sea view. This property is being sold with no onward chain.

THE LOCATION

Located in the popular Goldenbank area, tucked away on a small cul-de-sac on Boscundle Avenue and approximately 1.5 miles from central Falmouth. Swanpool Nature Reserve, Beach and lake can be found along a leafy tree-lined public footpath within 0.6 miles. There is a regular bus service providing access to the Moor and Penmere Train Station is approximately 0.8 miles, providing access both into Falmouth Dell, The Docks, Penryn and onto Truro, with links to Penzance, London Paddington and other principal areas. Boslowick shops, petrol station, amenities and the early till late Co-op are all within a short walk away from the property.

Council Tax band: A

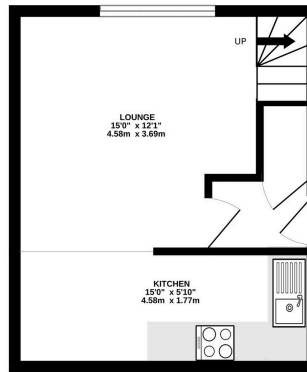
EPC Energy Efficiency Rating: C

Services: Mains electricity, gas, water & drainage

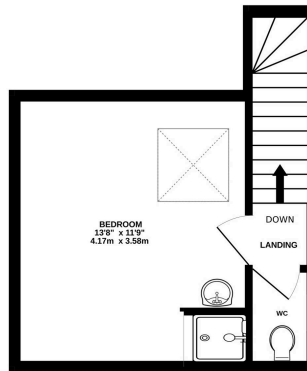




GROUND FLOOR
270 sq.ft. (25.0 sq.m.) approx.



1ST FLOOR
219 sq.ft. (20.4 sq.m.) approx.



TOTAL FLOOR AREA: 489 sq.ft. (45.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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