Laskowski &Co



46 Bosmeor Road, Falmouth, TR11 4PU

£295,000

Positioned at the head of Bosmeor Road; a well presented chalet-style, 2 double bedroom property, benefitting from front and rear gardens, allowing great scope internally for alteration, extension or modernisation. To be sold with immediate vacant possession and no onward chain.

Key Features

- Semi-detached chalet-style home
- Front and rear gardens
- Potential to develop or extend
- Immediate vacant possession and no onward chain
- 2 double bedrooms
- Well presented throughout
- Driveway parking and garage
- EPC rating D











THE ACCOMMODATION COMPRISES

From the driveway, a glazed entrance with step down and sliding door opens into the:-

ENTRANCE PORCH
Quarry tiled flooring, panelled ceiling, courtesy light, space for coat hooks and shoe storage etc. A painted timber door with obscure glazing opens into the:-

RECEPTION HALLWAY
Stairs to first floor level, panelled doors to living room and bathroom, part-obscure glazed door to kitchen/diner. Radiator, ceiling light, BT master telephone point.

LIVING ROOM
Nicely proportioned and double aspect in nature, offering a pleasing outlook over the driveway and side garden, together with established frontage. Central 70's-style fireplace with tiled hearth and surround, together with matching mantel (fireplace decommissioned). Square recess for display purposes. Two sets of wall lights, radiator, ceiling light.

MAIN BATHROOM
Comprising low flush WC, pedestal wash hand basin and panelled bath with mains powered shower. Tiling to walls, lino flooring. Heated towel rail, ceiling light, extractor fan. Obscure glazed window.

KITCHEN/DINER
Square in shape, with a small number of units, set both above and below a roll top worksurface with inset sink with drainer. Space for white goods including cooker and fridge/freezer. Wall-mounted Ariston combination boiler providing domestic hot water and heating. Tiling to kitchen area, tile-effect flooring. Broad double glazed window to rear elevation providing an outlook over the garden. Radiator, strip light. Under-stair half-height storage cupboard, larder cupboard with slatted shelving.

FIRST FLOOR

LANDING
Courtesy handrailing to stairs. Loft hatch, panelled doors to both bedrooms.

BEDROOM ONE
Situated to the front of the property, square in shape, with broad uPVC double glazed window to front elevation providing a fantastic outlook over the neighbouring rooftops, with unexpected glimpses of Falmouth Bay and Trefusis Headland in the distance. Ceiling light, radiator, corner cupboard with slatted shelving, housing hot water tank.

BEDROOM TWO
Another nicely proportioned double bedroom with ceiling light, radiator and broad uPVC double glazed window providing an elevated outlook over the rear garden.

THE EXTERIOR

FRONT GARDEN AND DRIVEWAY
A deep driveway providing parking enough for two/three vehicles is to be bordered by timber fencing to one side and a part-lawned front garden, once again, with established hedging. The driveway leads onto the:-

SINGLE GARAGE
With up-and-over door and housing the electric meter and consumer unit. Comprising power, light, and offering dry storage. Two single glazed windows to side elevation. Water tap, panelled door opening onto the:-

REAR GARDENS
A nicely sized lawned garden to the rear, offering plentiful outside space, bordered by mature hedging and timber fencing with established trees to the boundary.

GENERAL INFORMATION

SERVICES
Mains electricity, water, gas and drainage are connected to the property. Telephone points (subject to supplier's regulations). Gas fired central heating.

COUNCIL TAX
Band C - Cornwall Council.

TENURE
Freehold.

VIEWING
Strictly by appointment only with the vendor's Sole Agent - Laskowski & Company, 28 High Street, Falmouth, TR11 2AD. Telephone: 01326 318813.

AGENTS NOTE
Prospective purchasers should be made aware that the owner wishes to retain the 'garden' to the side of the property for the purposes of building, subject to planning permission. A quality timber fence will be installed upon completion separating the house from the garden. For clarity, a string line has been erected to show a visual representation of the boundary when viewed in person.







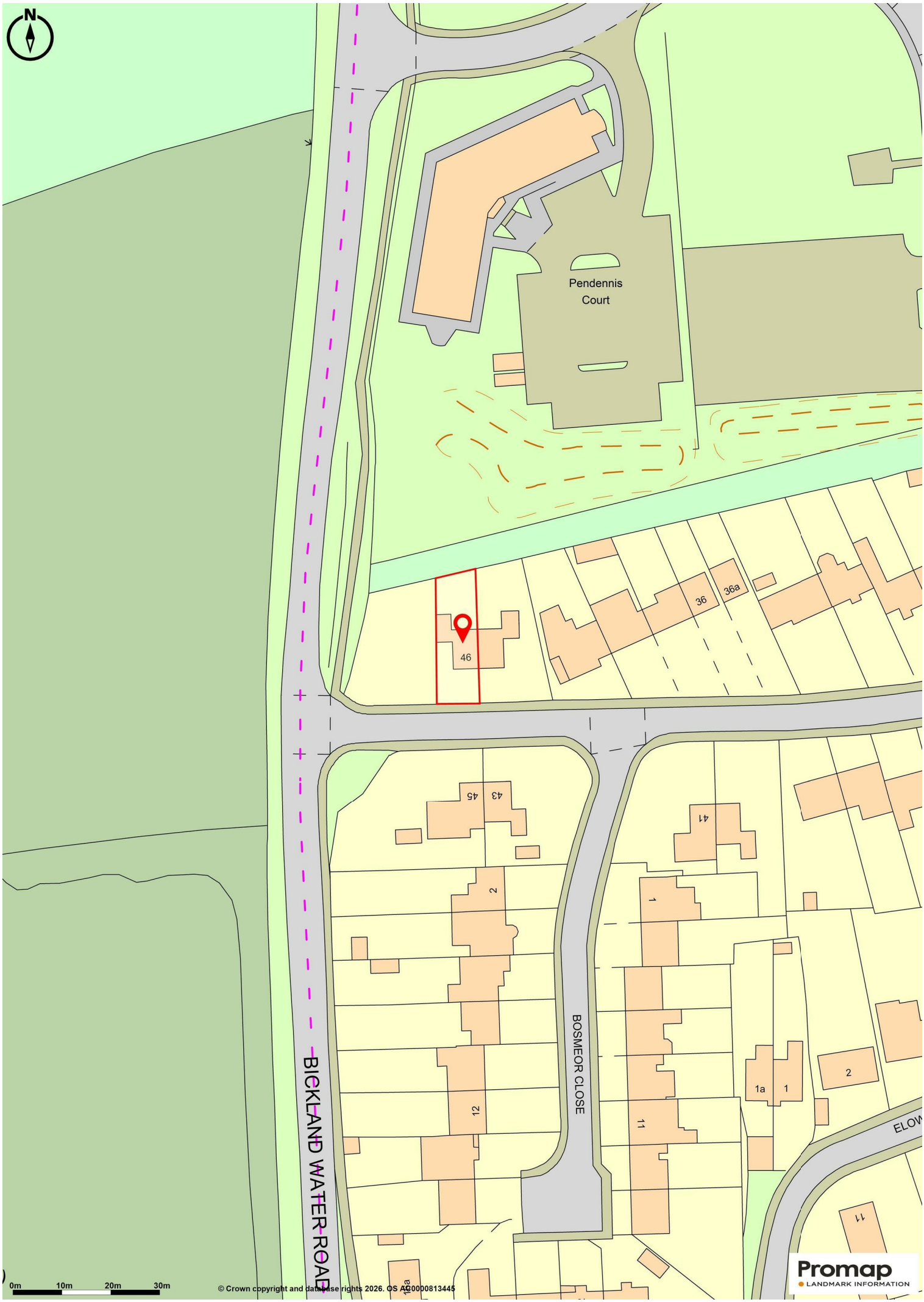

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CROWNLINE





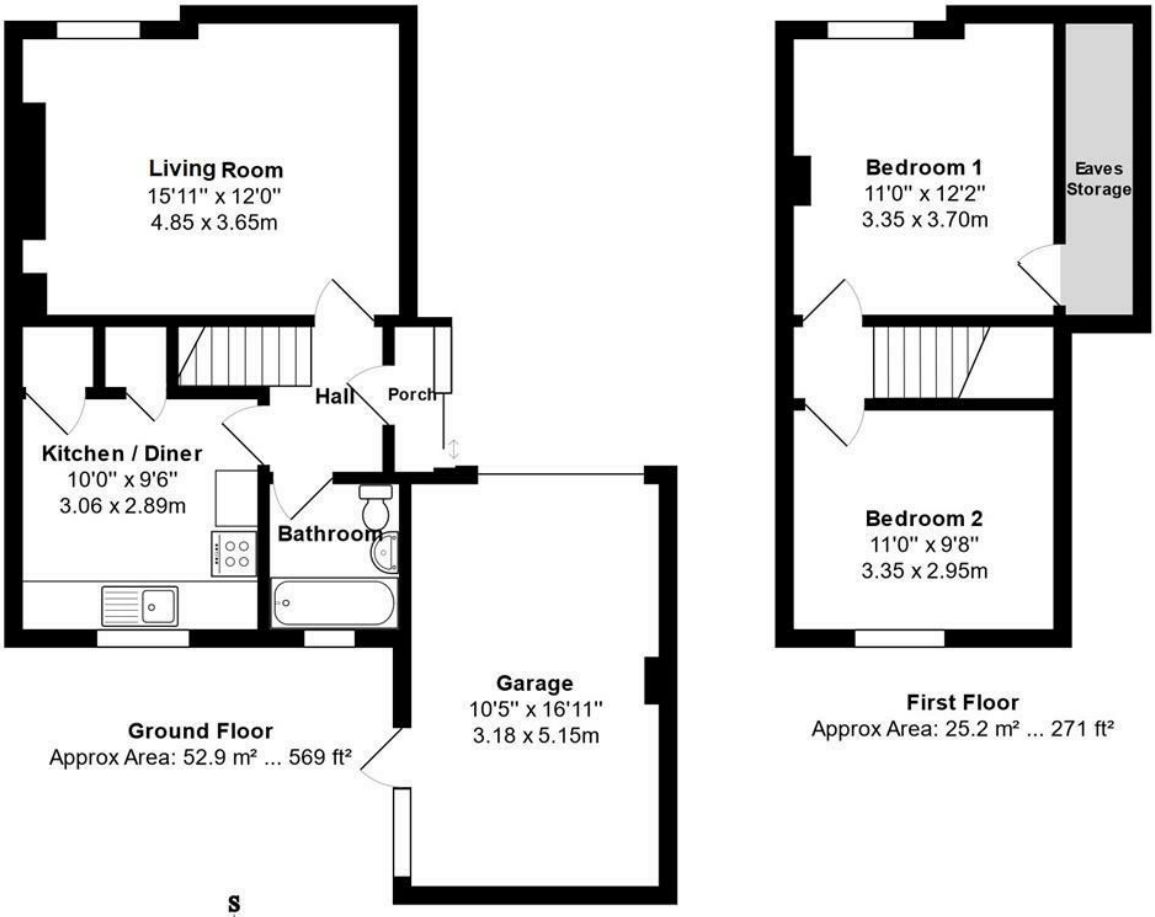






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LANDMARK INFORMATION

Floor Plan



Bosmeor Road, Falmouth, TR11 4PU

Total Approx Area: 78.1 m² ... 841 ft² (excluding eaves storage)

All measurements are approximate and for display purposes only