



Laskowski
&Co



14 Messack Close, Falmouth, TR11 4QG

Offers In Excess Of £250,000

A 3 bedroom semi-detached house, located within highly regarded Messack Close in the popular Boslowick area of Falmouth. The property occupies an elevated position, enjoying far-reaching views over Falmouth to the bay in the distance and benefits from an enclosed rear garden, garage and driveway parking. This well proportioned family home requires complete renovation, providing a new owner with the opportunity to put their own stamp on the property. The accommodation comprises on the ground floor: entrance hallway, living room, dining room and kitchen. On the first floor are 3 bedrooms and a family bathroom. The area of Boslowick is located in an extremely convenient position on the outskirts of Falmouth, close to Penmere Railway Station, local shops, primary schools, and within walking distance of Swanpool Beach and nature reserve. Being sold with no onward chain.

Key Features

- 3 bedroom semi-detached family home
- Popular residential location
- Delightful front and rear gardens
- No onward chain
- Requiring complete renovation
- Elevated views over Falmouth towards the bay
- Driveway and single garage
- EPC rating F



THE ACCOMMODATION COMPRISES

Driveway leading to garage and obscure glazed front door, leading to:-

ENTRANCE HALLWAY

Stairs rising to the first floor, wall mounted heater, central ceiling light. Timber double doors with glazed panel over to:-

LIVING ROOM

Two secondary glazed timber windows to front aspect overlooking the lawn and driveway. Cupboard housing gas meter and electric consumer unit (replaced in March 2026). Fireplace housing gas fire with stone surround and tiled hearth. Under-stair storage cupboard housing stop cock. Central ceiling light, archway to:-

DINING ROOM

Secondary glazed timber window to rear aspect overlooking the patio and lawned garden, with far-reaching views over Falmouth. Central ceiling light, door to:-

KITCHEN

In need of replacement, currently housing basic eye and base level units, with stainless steel sink/drain unit with mixer tap. Space for fridge/freezer, space for electric cooker, space and plumbing for washing machine. This dual aspect room provides a secondary glazed door to the rear patio, with timber single glazed windows to both side and rear aspects. Central ceiling light.

FIRST FLOOR

LANDING

Doors to bedrooms and family bathroom. Loft hatch. Timber single glazed window to side aspect.

BEDROOM ONE

A double bedroom with uPVC double glazed window to front aspect overlooking the garden, central ceiling light.

BEDROOM TWO

A smaller second double bedroom, with timber secondary glazed window overlooking the rear garden and with far-reaching views over Falmouth towards Falmouth Bay in the distance. Airing cupboard with shelving, housing immersion heater. Central ceiling light.

BEDROOM THREE

A single bedroom with uPVC double glazed window to front aspect. Over-stair storage cupboard, central ceiling light.

BATHROOM/WC

White suite comprising panelled bath with tiled surround, mixer tap with shower attachment, low level flush WC, wash hand basin. uPVC obscure double glazed window to rear aspect.

THE EXTERIOR

FRONT

Concrete driveway leading to the attached single garage and providing off-road parking for two cars in tandem. The front garden is laid to lawn, bordered by colourful hydrangeas.

REAR

The delightful rear garden is mainly laid to lawn, enclosed by wall, fence and hedging, and planted with a number of mature shrubs. A large concrete patio area provides plenty of space for tables and chairs - ideal for entertaining. The patio extends around to the side of the property, where there is pedestrian access to the:-

ATTACHED SINGLE GARAGE

Up-and-over door, power and light connected.

GENERAL INFORMATION

SERVICES

Mains water, electricity, gas and drainage are connected to the property.

COUNCIL TAX

Band C - Cornwall Council.

TENURE

Freehold.

VIEWING

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



Floor Plan

Messack Close, Falmouth, TR11

Approximate Area = 784 sq ft / 72.8 sq m
Garage = 144 sq ft / 13.3 sq m
Total = 928 sq ft / 86.1 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ntdhecom 2026. Produced for Laskowski & Company. REF: 1495154