



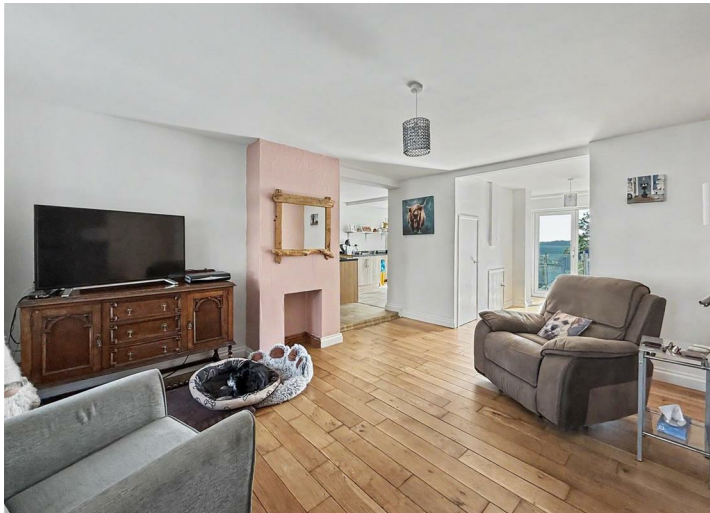
40 Boscundle Avenue, Falmouth, TR11 5BX

£365,000

Located on Boscundle Avenue within the popular Goldenbank development on the outskirts of Falmouth, is this spacious 4 bedroom family home which enjoys wonderful views towards Swanpool Beach. The property has been extended to provide versatile accommodation comprising, on the ground floor: entrance porch, spacious living/dining room, rear hall, kitchen/dining room with French doors onto the rear terrace, bedroom and shower room. On the first floor is a family bathroom and 3 further bedrooms, one of which has access to a balcony providing open views to Swanpool Beach, Pendennis Castle and surrounding headland. The property provides off-road parking for 1 car, with the ability to create further parking, if required, subject to all necessary consents. The rear garden offers a full width decked terrace with views of the beach and bay and is ideal for entertaining. Being sold with no onward chain, viewing highly recommended.

Key Features

- Spacious 4 bedroom family home
- Outstanding views over Swanpool Beach from the rear elevation including the first floor balcony
- Large living room
- No onward chain
- Versatile accommodation with ground floor double bedroom
- Quiet cul-de-sac location
- Kitchen/dining room with French doors to decked terrace
- EPC rating C



THE ACCOMMODATION COMPRISES

Steps leading up to a double glazed door opening into the:-

ENTRANCE PORCH

Glazed windows to front and side aspects, consumer units. Multi pane glazed door to:-

LIVING/DINING ROOM

A large reception room, with two uPVC double glazed windows to front aspect, two central ceiling lights, two radiators. Fireplace (currently unused) formerly housing a gas fire, with potential to house a wood-burner or similar. Open to the kitchen/dining room and:-

REAR HALLWAY

This versatile through room provides further reception space or additional dining area, with uPVC double glazed French doors giving access onto the raised decked terrace enjoying views to Swanpool Beach. The room provides an under-stair storage area, radiator, plumbing for washing machine. Stairs rising to first floor, with door to inner hallway.

KITCHEN/DINING ROOM

A dual aspect room, running the full length of the property, with uPVC double glazed window to front aspect and uPVC double glazed French doors to the rear, providing access to the raised decked terrace and enjoying outstanding views to Swanpool Beach, Falmouth Bay, Pendennis Castle and Roseland peninsula in the distance.

KITCHEN AREA

Range of eye and base level units, roll-top worksurface with inset one and a half bowl sink/drain unit with swan neck mixer tap. Part tiled walls, Belling Classic range-style cooker with six-ring electric hob, twin oven and grill, stainless steel splashback and extractor over. Integral fridge/freezer, central ceiling light. Open to:-

DINING AREA

Currently fitted with additional worktop and base level units, providing ample space for a large family dining table and chairs. Perfectly positioned to enjoy the far-reaching views to Swanpool Beach. Radiator, central ceiling light.

INNER HALLWAY

Doors to bedroom four and shower room. Storage cupboard with hanging space.

BEDROOM FOUR

A ground floor (fourth) bedroom, providing either a good size single bedroom or small double, ideal for use as office space. uPVC double glazed window to rear aspect overlooking the garden, radiator, central ceiling light. Range of built-in shelving.

SHOWER ROOM

Corner shower cubicle with tiled surround, boiler-fed shower and glass shower screen. Pedestal wash hand basin with mixer tap, concealed cistern dual flush WC. Further wall tiling, chrome heated towel rail/radiator, extractor fan. Recessed ceiling lights.

FIRST FLOOR

LANDING

Doors to bedrooms and family bathroom. Central ceiling light.

BEDROOM ONE

A large double bedroom, running the full length of the property and enjoying a light and bright dual aspect, with two large Velux windows enjoying outstanding views to the rear towards Swanpool Beach, Pendennis Castle, Falmouth Bay and surrounding countryside. Loft hatch, eaves storage space, radiator, central ceiling light.

BEDROOM TWO

Another good size double bedroom, with large Velux window to front aspect and uPVC double glazed French doors providing access onto the decked balcony enjoying an outstanding sea view. Recessed ceiling lights, radiator.

BALCONY

Providing ample space for a table and chairs, with glass balustrade. East-facing aspect, with far-reaching views towards Swanpool Beach, across Falmouth Bay, Pendennis Castle and Roseland peninsula in the distance. Outside lighting, power point.

BEDROOM THREE

A good size single bedroom or small double bedroom, with large Velux window to front aspect. eaves storage space, central ceiling light.

FAMILY BATHROOM

White suite comprising a panelled bath, low level flush WC, vanity unit housing wash hand basin with mixer tap. Fully tiled walls, chrome heated towel rail/radiator, Velux window to rear aspect overlooking the garden and open views to Swanpool Beach, Falmouth Bay, across to Pendennis Castle and Roseland peninsula. Central ceiling light.

THE EXTERIOR

FRONT

Garden laid to shingle, with mature trees including palms. Tarmacadam driveway providing parking for one car, with the front garden capable of providing further off-road parking, if required.

REAR

The east-facing rear garden provides a raised decked terrace running the full width of the property, accessed from the ground floor reception space and kitchen/dining room. The spacious decked terrace provides ample space for outside seating and is ideal for entertaining, providing a fantastic view to Swanpool Beach, Falmouth Bay, Pendennis Castle and surrounding headland. Steps from the terrace lead down to a further paved patio, lawned area and timber deck housing a timber garden shed. The garden is enclosed by fencing.

GENERAL INFORMATION

SERVICES

Mains water, electricity, gas and drainage are connected to the property. Gas fired central heating.

COUNCIL TAX

Band C - Cornwall Council.

TENURE

Freehold.

VIEWING

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



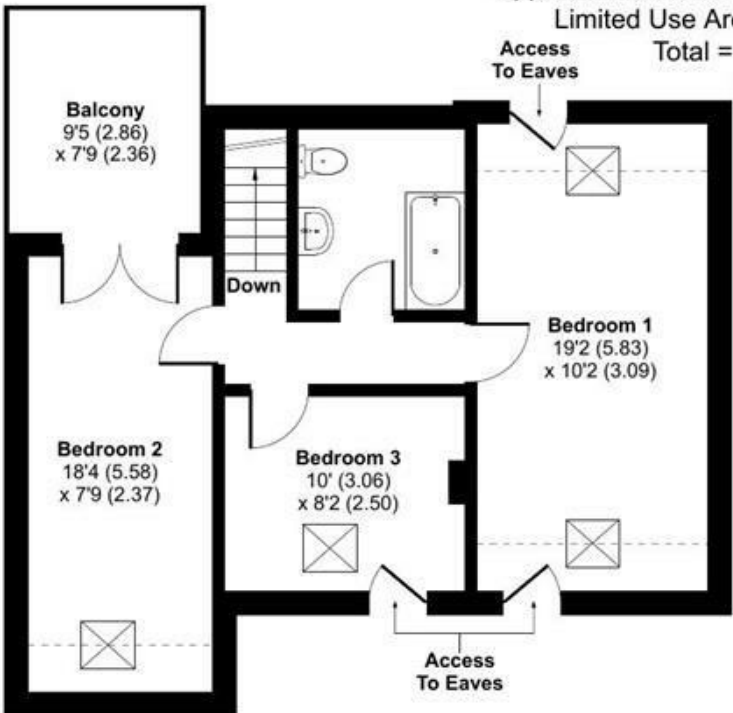


Floor Plan

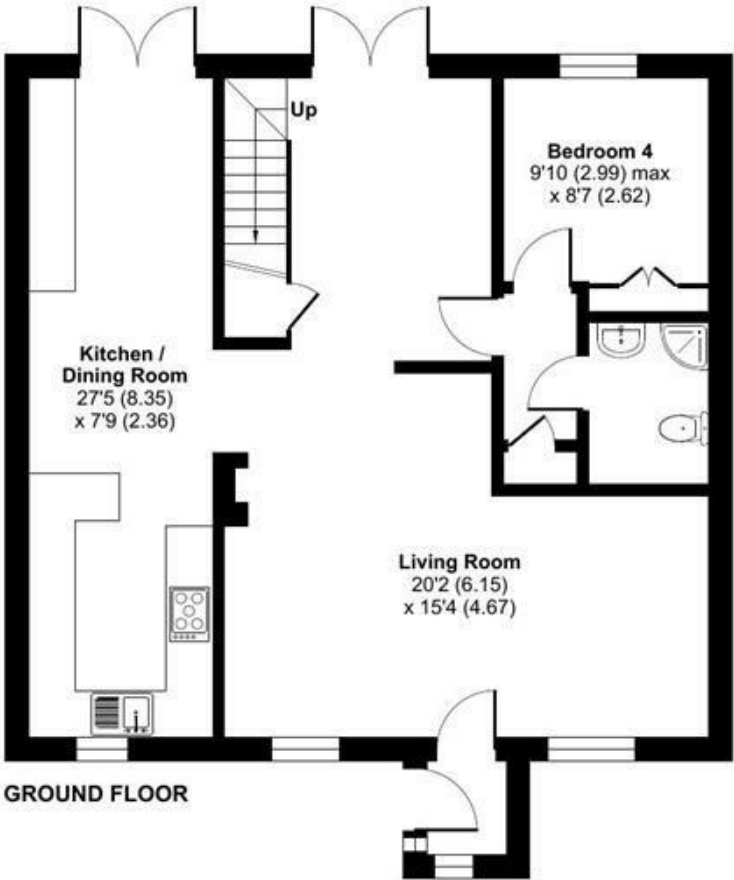
Boscundle Avenue, Falmouth, TR11

Approximate Area = 1299 sq ft / 120.6 sq m
Limited Use Area(s) = 54 sq ft / 5 sq m
Total = 1353 sq ft / 125.6 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



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: 1510644