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**Arundell Gardens,  
Falmouth**

**£230,000  
Freehold**





## Arundell Gardens, Falmouth

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Freehold

### Property Introduction

This three bedroom end of terrace house is located on the outskirts of Falmouth and would give someone a unique opportunity to improve upon and update throughout. It has a lounge, kitchen/diner and a downstairs cloakroom, on the first floor are three bedrooms and a modern bathroom.

There is also a store room attached to the property which many people have converted to provide an extra room.

The rear garden is fully fenced and has two patio spaces with flower beds and there is also a garage in a block to the rear.

### Location

Arundell Gardens is in a popular, residential, traffic free location set between Dracaena Avenue, Oakfield Road and Lambs Lane and is convenient for amenities and local schooling. Falmouth has four beautiful beaches to choose from and Gyllyngvase, one of the most popular, is just one mile distant.

Falmouth is a sought after location that offers so much to include the National Maritime Museum, Pendennis Castle, a multi-screen cinema, a wide range of restaurants, bars and cafes and a large variety of retail outlets. Falmouth boasts three train stations that provide transport links to Penryn, Truro and beyond.

### ACCOMMODATION COMPRISES

Double glazed door into :-

#### ENTRANCE HALLWAY

Stairs to first floor. Understairs storage and radiator. Glazed door to further hallway with storage cupboard housing shelving and electrics. Glazed door into :-

#### LOUNGE 14' 3" x 12' 1" (4.34m x 3.68m)

Which has a double glazed window to the front. Radiator, hatch into kitchen/diner. There is a feature inset electric fireplace which is moveable with hearth and mantelpiece.

Returning to hallway, door to :-

## CLOAKROOM

Obscure double glazed window, radiator, low level wc, tiled walls and tiled flooring, sink and vanity unit with mirrored cabinet above. Further glazed door into :-

## KITCHEN/DINER 14' 3" x 9' 5" (4.34m x 2.87m)

A well-proportioned room with a double glazed window with roller blind over, range of floor and wall mounted units, tiled surround and worktops over. Radiator. Worktop incorporating a sink and drainer below the window. Space for fridge/freezer, dishwasher and automatic washing machine. Storage cupboard with shelving and radiator. Further double glazed door leading to:-

## INNER PORCH

Double glazed door to the garden and further door leading to the:-

## STORE 6' 4" x 5' 9" (1.93m x 1.75m)

A useful storage space with lighting and electric.

Returning to hallway, stairs to:-

## FIRST FLOOR LANDING

Radiator. Loft hatch. Doors off to:-

## BEDROOM ONE 12' 1" x 10' 2" (3.68m x 3.10m)

Double glazed window, radiator, useful shelving and there is a storage cupboard/wardrobe with hanging space and shelving.

## BEDROOM TWO 11' 4" x 9' 6" (3.45m x 2.89m)

Double glazed window, radiator, cupboard housing gas combination boiler and shelving. Storage space/wardrobe.

## BEDROOM THREE 10' 2" x 6' 10" (3.10m x 2.08m)

Double glazed window and radiator. Storage shelving.

## BATHROOM

Obscure double glazed window, tiled walls, bath and electric Triton shower over with shower curtain. Lino flooring. Low level wc, sink and vanity, extractor fan.

## OUTSIDE FRONT

Enclosed garden, patio and path to the front door. Path to:-

## OUTSIDE REAR

Patio space, wall surrounding and fencing, pedestrian gate leading to the garage. Raised flower beds. Outside tap.

## GARAGE (not measured)

Located in a block to the rear of the property, a single garage with an up and over door.

## SERVICES

The property benefits from mains water, mains gas, mains electricity, mains drainage.

## AGENT'S NOTES

Please be advised that the Council Tax band is band 'B'. Please note there is a small charge of £130 per annum for the upkeep of the estate.

## DIRECTIONS

Proceed into Lambs Lane, drive to the very end and and turn right, continue through the garages towards the end the garage for the property is on the right hand side (these belong to Arundell Gardens). The pathway beside follows around to Arundell. The property is the last one on left hand side. If using What3words:- pencil.parade.cooks

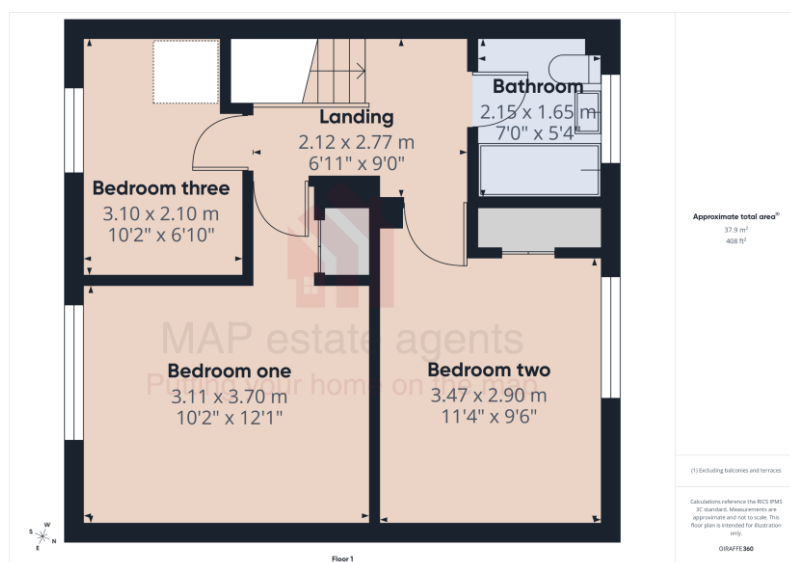
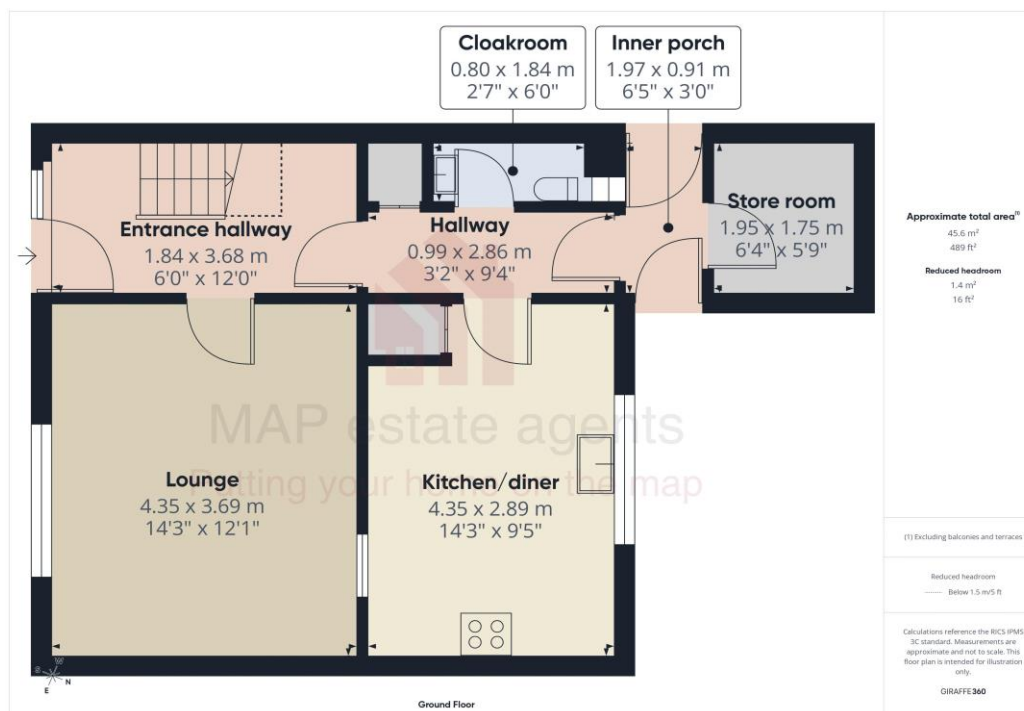


| Energy Efficiency Rating                    |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92+)                                       | A |                         |           |
| (81-91)                                     | B |                         | 84        |
| (69-80)                                     | C | 72                      |           |
| (55-68)                                     | D |                         |           |
| (39-54)                                     | E |                         |           |
| (21-38)                                     | F |                         |           |
| (1-20)                                      | G |                         |           |
| Not energy efficient - higher running costs |   |                         |           |
| England & Wales                             |   | EU Directive 2002/91/EC |           |



## MAP's top reasons to view this home

- Located Falmouth outskirts, scope to improve/update
- End of terrace house
- Spacious lounge
- Well proportioned kitchen/diner
- Three bedrooms
- Modern bathroom
- Ground floor cloakroom
- Store room
- Enclosed rear garden and front patio
- Garage in a block at the rear



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