



21 Bosmeor Road, Falmouth, TR11 4PT

Guide Price £425,000

PRELIMINARY ANNOUNCEMENT OF SALE. Occupying a favoured position within Bosmeor Road is this substantially extended and well-presented 4-bedroom family home. This spacious semi-detached property now provides on the ground floor: Porch, entrance hallway, sitting room, fourth bedroom/study, cloakroom/wc and open plan kitchen/dining room with double doors leading to a wonderful sunroom that gives access to a new decked terrace and garden. On the first floor are three bedrooms (with views towards Falmouth Bay from the rear elevation) and a family shower room. The delightful South-facing garden is a real sun trap, the terrace is perfect for entertaining and at the bottom of the garden is a timber summerhouse. A driveway provides off road parking for two cars leading to the attached single garage. A fine example of these highly popular Gray Connolly homes that must be viewed to fully appreciate the generous light and bright accommodation on offer. No onward chain.

Key Features

- Superb 4 bedroom 2 reception room family home
- Gas central heating and double glazing
- New raised decked sun terrace
- Garage and driveway parking
- Extended and re-configured accommodation
- Beautiful sun room with French doors to the South facing garden
- Views towards Falmouth Bay from the rear elevation.
- EPC awaited



LOCATION

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.

THE ACCOMMODATION COMPRISES

PORCH

6'6" x 5'0" (2.00 x 1.54)

ENTRANCE HALLWAY

OPEN PLAN LIVING DINING ROOM

17'9" x 8'5" (5.42 x 2.58)

LIVING ROOM

12'11" x 9'10" (3.96 x 3.01)

SUN ROOM

11'2" x 9'1" (3.42 x 2.79)

GROUND FLOOR CLOAKROOM/WC

BEDROOM FOUR

9'5" x 7'8" (2.88 x 2.36)

FIRST FLOOR

LANDING

BEDROOM ONE

13'3" x 9'11" (4.04 x 3.03)

BEDROOM TWO

9'11" x 8'6" (3.04 x 2.63)

BEDROOM THREE

7'9" x 7'9" (2.38 x 2.37)

SHOWER ROOM

7'6" x 5'4" (2.31 x 1.64)

SOUTH FACING REAR GARDEN

SUMMERHOUSE

12'9" x 12'9" (3.91 x 3.89)

DRIVEWAY

Off road parking for two cars

GARAGE

14'2" x 10'9" (4.32 x 3.29)

AGENTS NOTE

Under the terms of the Estate Agents Act, prospective purchasers are advised that the vendor of this property is a member of staff within Laskowski & Company.

GENERAL INFORMATION

SERVICES

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

COUNCIL TAX

TBC

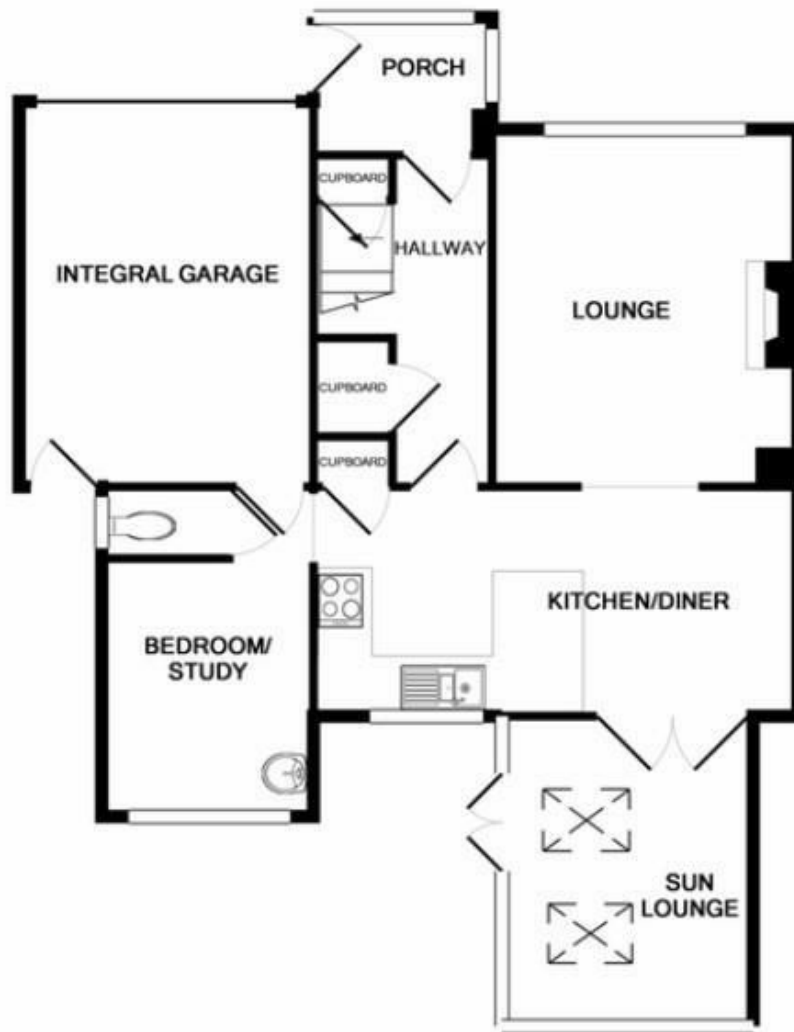
TENURE

Freehold

VIEWING

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

Floor Plan



GROUND FLOOR
APPROX. FLOOR
AREA 754 SQ.FT.
(70.0 SQ.M.)



21 BOSMEOR ROAD, FALMOUTH, CORNWALL TR11 4PT.
TOTAL APPROX. FLOOR AREA 1131 SQ.FT. (105.1 SQ.M.)