



50 Polmennor Road, Falmouth

Guide Price £425,000



Heather & Lay  
*The local property experts*

- Semi-detached
- Three double bedrooms
- Lovely, large ground floor extension
- Bi-fold doors out to the private rear garden
- Well-presented
- Off-road parking
- No onward chain

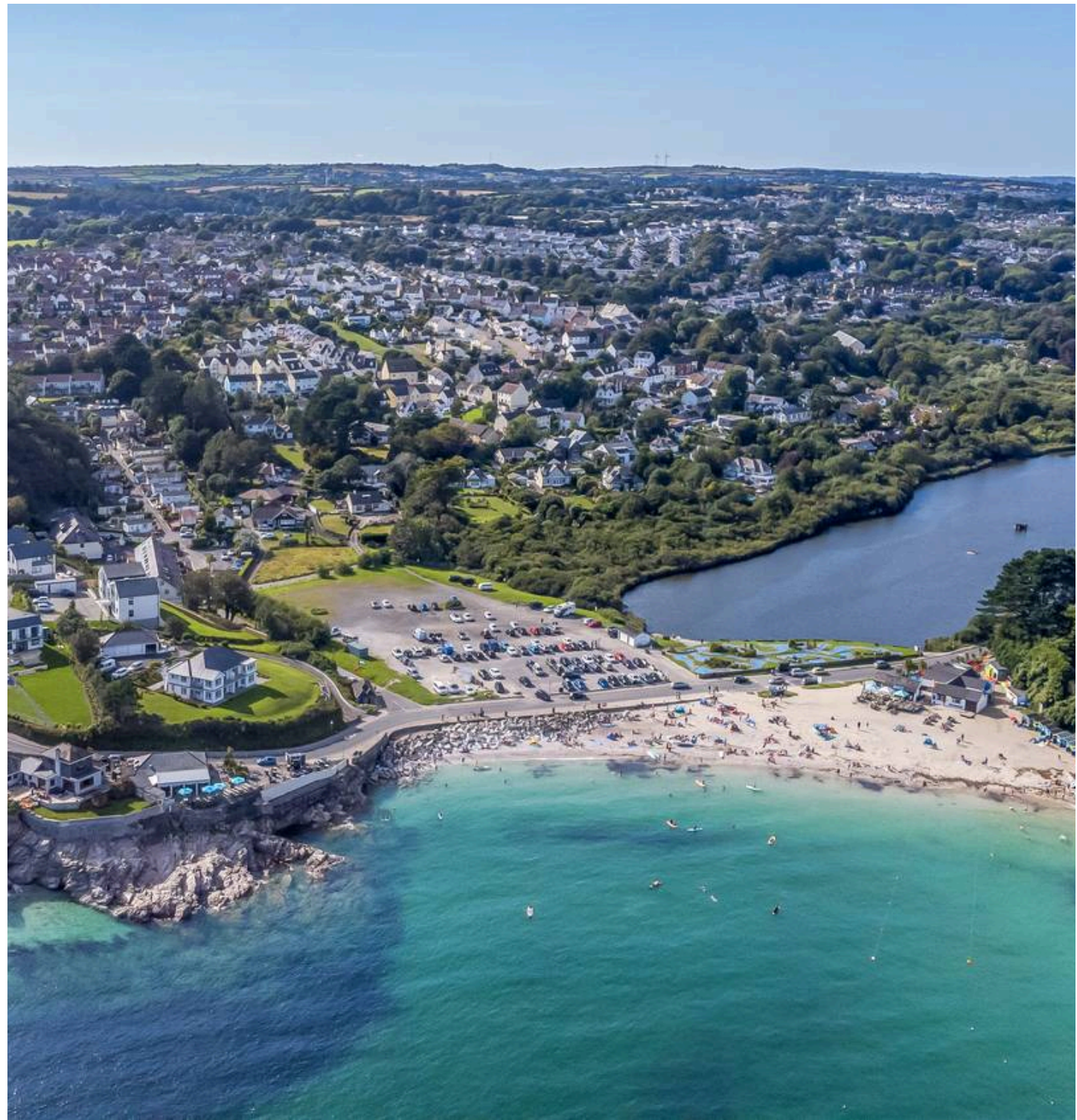
#### THE PROPERTY

Located within walking distance to the beach at Swanpool and Falmouth Golf Course. Being sold with no-onward chain this well-presented family home has three good sized double bedrooms and family shower room upstairs, sitting/dining room, huge kitchen/diner in the large extension to the rear, utility room and W/C downstairs. Private rear garden with bi-fold doors leading from the kitchen/diner. Off-road parking and storage in a shortened garage space.



## THE LOCATION

The area is well served by a regular bus route into Falmouth, while Penmere railway station is approximately 0.8 miles away, offering connections to Truro, Penryn, Penzance and London Paddington. Everyday amenities including the Boslowick shops, petrol station and 'early 'til late' Co-op are all within easy walking distance. The location is particularly well suited to families, with three highly regarded primary schools within a mile and Falmouth Secondary School approximately 1.5 miles away. Falmouth is a vibrant coastal town renowned for its sailing waters, sandy beaches and strong maritime heritage. The town offers an excellent range of independent and high-street shops, cafés, restaurants and pubs, along with cultural attractions such as the National Maritime Museum and Events Square, which hosts numerous festivals throughout the year. With its south-facing seafront and access to the South West Coast Path, Falmouth consistently ranks among the UK's most desirable places to live.







#### ACCOMODATION IN DETAIL

(ALL MEASUREMENTS ARE APPROXIMATE) In through a very nice upvc double glazed door with some lovely coloured glass accents to a large vestibule where welcoming guests and coat/shoe storage is available before entering the house via a glazed door into the.....

#### SITTING/DINNING ROOM

Large room with window to the front and rear opening to the extension. Designer electric fire, radiators and wood flooring. Door to inner hall and stairs

#### KITCHEN/DINNER

What a wonderful addition to this property, huge extension with large lantern above flooding the room with natural light. Wide bi-fold doors out to the rear garden. Extensive kitchen range with eye and base units on three sides. Many meters of useable work surface plus built-in appliances.

#### UTILITY ROOM

Accessed via the stairwell. White fronted eye and base units with worktop and inset stainless steel sink. Space for white goods. Door to....

#### W/C

White low flush W/C and hand basin on vanity unit.

#### BEDROOM ONE

Window to the front. Radiator.

#### BEDROOM TWO

Window to the rear. Built-in wardrobe. Radiator.

#### BEDROOM THREE

Window to the front. Radiator.

#### FAMILY SHOWER ROOM

Very stylish, large glass shower cubicle with plumbed rainfall head and hand attachment. White W/C and hand basin on vanity unit. Window to the rear. Radiator.





### Garden

The front garden is mainly laid tarmacadam which gives off-road parking for up to three vehicles.

Gate to the side which leads to the rear garden. The rear garden has a large decked area off the extension and has glazed balustrade, laid to lawn with shrub and flower planting. High fencing.

A pathway leads to the side garden where a shed sits and has space for further shed or garage on a concrete base.

From the driveway the old garage door opens into a shortened version great for storage (not large enough for a vehicle because the utility room and W/C).

### SERVICES

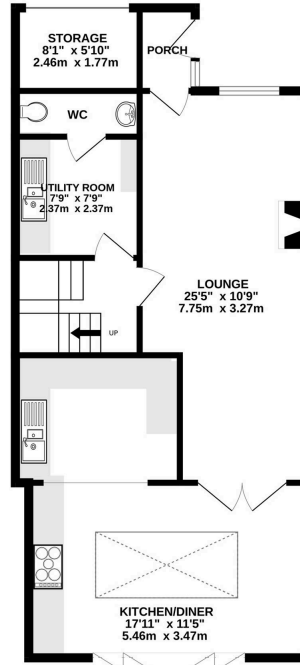
Mains gas, electricity, water and drainage.

EPC - C

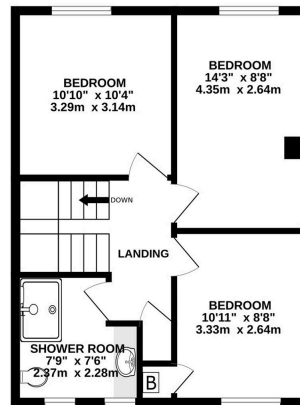
COUNCIL TAX - Band C



GROUND FLOOR  
739 sq.ft. (68.7 sq.m.) approx.



1ST FLOOR  
476 sq.ft. (44.2 sq.m.) approx.



TOTAL FLOOR AREA: 1215 sq.ft. (112.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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