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**Old Hill Crescent,
Falmouth**

**£315,000
Freehold**





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Property Introduction

This semi-detached family home is light and bright and comprises of an updated 19' kitchen/diner, a separate utility/storage room, a ground floor cloakroom, a lounge, three first floor bedrooms and an updated bathroom.

To the outside the garden wraps around with space to the rear for a barbecue and a useful storage shed.

The property is located just a stone's throw from a public park, outside gym and the Dracaena Centre which offers a range of activities, this ex-local authority home offers a well presented home for a lucky buyer.

Location

Set in a crescent off Old Hill in Falmouth this ex-local authority house is near to a bakery, fish and chip shop and the Falmouth Marina, primary school and with supermarkets a short drive away. The harbour town of Falmouth boasts a wide variety of shops, restaurants and banks can be found just over one and a half miles away with an abundance of visitor attractions. There are four beaches Gyllyngvase, Castle Beach, Maenporth and Swanpool and the sailing waters of the Carrick Roads are considered amongst the best in the country. Popular visitor attractions such as the National Maritime Museum and Pendennis Castle provide an alternative source of enjoyment and there are golf courses close by. Evening entertainment can often be found at Events Square in the heart of the town and there is a multi-screen cinema.

Three train stations in Falmouth provide a regular rail link to the cathedral City of Truro where there is a connecting main line to London Paddington.

ACCOMMODATION COMPRISES

Double glazed entrance door opening to:-

HALLWAY

Stairs leading to the first floor. Door off to:-

LOUNGE 12' 9" x 12' 7" (3.88m x 3.83m) maximum measurements

Double glazed window to front elevation. Built-in shelving and bookcase. Radiator.

KITCHEN/DINER 19' 0" x 9' 5" (5.79m x 2.87m) maximum measurements

A dual aspect room with a double glazed window to the kitchen and dining area. Range of wall and floor mounted cupboards with worktop with matching upstands over incorporating an inset sink and drainer. Integrated eye level double oven, separate gas hob with extractor over. Ceramic floor tiles. Door to under stairs storage cupboard. Glazed door to:-

INNER HALL

Double glazed door to rear garden. Open doorway to utility. Door off to:-

GROUND FLOOR CLOAKROOM

Low level WC. Extractor fan. Tiled walls.

UTILITY/STORE/SNUG 11' 5" x 8' 11" (3.48m x 2.72m) maximum measurements into inner hall

A dual aspect space with double glazed windows. Tiled floor. Plumbing for washing machine and space for tumble dryer. Cupboard housing gas boiler.

FIRST FLOOR LANDING

Loft hatch. Double glazed window to side elevation. Airing cupboard housing immersion tank. Doors off to:-

BEDROOM ONE 11' 1" x 9' 11" (3.38m x 3.02m) plus recesses

Double glazed window to front elevation. Radiator.

BEDROOM TWO 10' 5" x 9' 6" (3.17m x 2.89m) maximum measurements, plus door recess

Double glazed window to rear elevation. Radiator.

BEDROOM THREE 8' 8" x 7' 9" (2.64m x 2.36m) maximum measurements

Double glazed window and radiator. Built-in over stairs storage box.

BATHROOM

Double glazed obscured glass window. Bath, low level WC, shower cubicle housing an electric shower and pedestal wash hand basin with mirrored cabinet and shelf above. Tiled flooring and walls. Radiator.

OUTSIDE FRONT

A gate opens with pathway to the front door. The garden wraps around the property from the front to the side and continues around to the rear.

REAR GARDEN

Lawn and patio with storage shed. Steps up to pedestrian gate at the rear. Pedestrian pathway around to the front elevation with lawn to side.

SERVICES

Mains water and mains gas and mains drainage.

AGENT'S NOTES

The Council Tax Band for this property is Band 'B'. Please be advised that a mundic test was carried out in 2022 and the results were A1, therefore the property is considered suitable for mortgage purposes.

DIRECTIONS

From the bottom of Old Hill continue up the hill, take the first turning on the right hand side and the property is on the the right hand side - the cream coloured house above the park. If using What3words: twice.quite.ruled

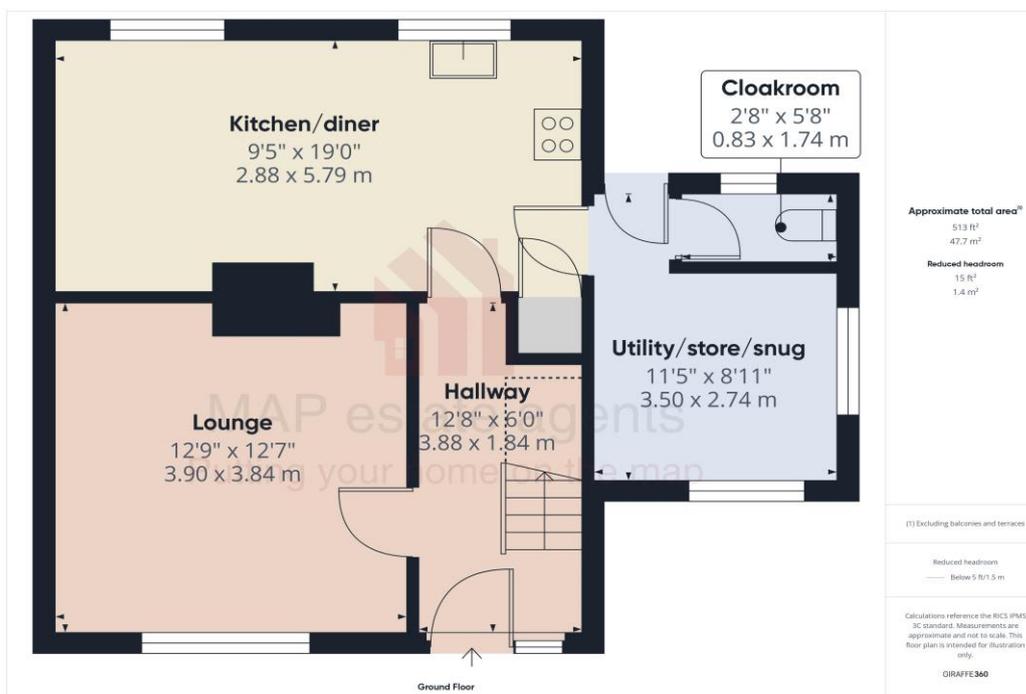


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



MAP's top reasons to view this home

- Semi-detached house
- Light and bright accommodation
- 12' Lounge
- 19' Updated kitchen/diner
- Three bedrooms
- Updated bathroom, ground floor cloakroom
- Extra downstairs storage room/utility
- Offered for sale chain free
- Open outlook over the park
- Rear patio with shed and front garden



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