



3 King Charles Street, Falmouth

Guide Price £335,000



Heather & Lay
The local property experts



- Three Bedroom Semi Detached Home
- Close Proximity to Swampool Beach
- Well presented
- Conservatory
- Wonderful South Facing Garden
- Sea Glimpses
- Off Street Parking For One
- Gas Fired Central Heating
- No Onward Chain

THE PROPERTY

Situated in the highly sought-after Swanvale area of Falmouth, 3 King Charles Street is an attractive three-bedroom semi-detached home, offering well-proportioned accommodation and a truly impressive mature rear garden.

On entering the property, the hallway provides access to the first floor and leads through to the spacious living room. This bright and comfortable reception room benefits from a large uPVC double-glazed window overlooking the front, while a generous under-stairs storage cupboard provides useful additional space.

To the rear of the property is a modern, well-presented kitchen, complemented by a separate utility area and convenient downstairs WC. The kitchen also provides access to a delightful conservatory, which enjoys plenty of natural light and features French doors opening directly onto the southerly facing rear garden.

The garden is undoubtedly one of the property's standout features. Beautifully mature and thoughtfully planted, it offers a wonderful variety of established shrubs and plants, with steps leading to a raised section. A patio area provides an ideal space for outdoor seating and entertaining, while a shed and hot tub are also included, subject to the vendor's request. A useful side gate provides access to the property's parking area.

Upstairs, the accommodation continues with a well-proportioned master bedroom enjoying lovely sea views to the side. There is a further spacious double bedroom, alongside a smaller third bedroom which would also make an excellent home office or study.

Completing the first floor is the family bathroom, fitted with a bath and plumbed shower over, together with a useful storage cupboard.

All in all, a brilliant family home which is well worth a view and also sold with the benefit of no onward chain.





THE LOCATION

The Swanvale development is extremely popular with buyers due to the ease of access to Swanpool, Gyllingvase and Maenporth beach, primary schooling, the nearby shops at Boslowick and Falmouth Golf Course, all of these being within walking distance. Falmouth boasts a vibrant and thriving atmosphere, with a blend of both independent and national retail outlets, numerous art galleries exhibiting local talent, and a diverse range of great places to eat and drink. Additionally, Events Square and the National Maritime Museum host a multitude of engaging activities throughout the year, such as Falmouth Classics, Falmouth Week, and the Oyster and Sea Shanty festivals. With its south-facing position, Falmouth's seafront offers sandy beaches and direct access to the Southwest coastal path. It comes as no surprise that Falmouth consistently ranks amongst the top five favoured places to live in the UK.

Tenure - Freehold

EPC - C

Council Tax - C

Services - mains electric, water, drainage and gas supply

Service Charge - £224.00 per annum







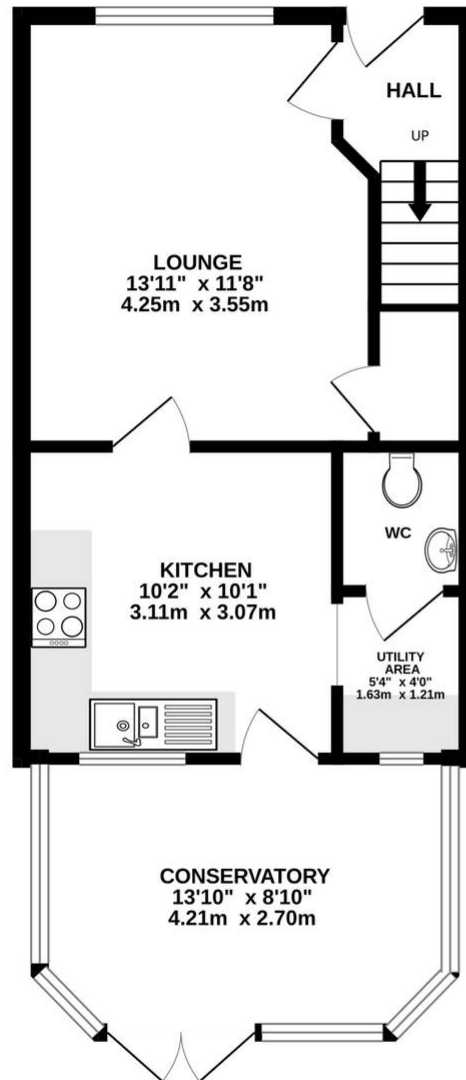




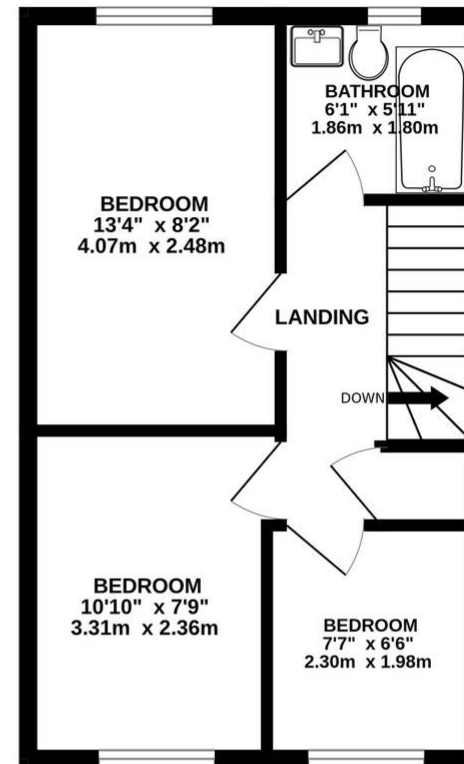




GROUND FLOOR
459 sq.ft. (42.7 sq.m.) approx.



1ST FLOOR
346 sq.ft. (32.1 sq.m.) approx.



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TOTAL FLOOR AREA : 805 sq.ft. (74.8 sq.m.) approx.

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