Kimberley's

The adventure starts Here...



72 Boscundle Avenue, Falmouth, TR11 5BX

Guide Price £365,000 Freehold

A well presented, three bedroom, detached SNW built family home that is set within a favoured cul-de-sac on the ever popular Goldenbank development which is located on the outer fringes of Falmouth town centre.

- A detached SNW built home
- Lounge, fitted kitchen/dining room
- Three bedrooms
- Enclosed rear gardens
- Being sold with the benefit of 'no onward chain'
- Set in a favoured residential location
- UPVC double glazing, gas central heating
- Family bathroom
- Single garage, off street driveway parking
- Energy Performance Rating - Band C

Bedrooms: 3 | **Bathrooms:** 1 | **Receptions:** 1

The property is being offered for sale with the benefit of 'no onward chain' and is currently used as a holiday let and offers spacious accommodation comprising; lounge overlooking the front aspect, kitchen/dining room with patio doors leading onto the enclosed rear garden, three bedrooms and a family bathroom/wc combined on the first floor. Outside the property benefits from a single garage, off street driveway parking, open plan front and side garden and enclosed rear gardens.

The ever popular town of Falmouth offers an eclectic range of facilities including shops, cafes, restaurants, the Phoenix multi-screen cinema, the Poly Theatre and the Princess Pavilion that provides a variety of entertainment to suit all tastes. At the end of town you will find Events Square that is home to the National Maritime Museum. The town itself has a diary of festivals throughout the year including The Oyster Festival, Sea Shanty and the ever popular Falmouth Week that hosts a variety of sailing and shoreside events. Falmouth also hosted the Tall Ships Regatta during the summer of 2023. Just a short walk away is Swanpool Beach and Nature Reserve where you can enjoy a number of watersports including Kyacking and Paddleboarding plus Falmouth Golf Club with its popular Above the Bay bar and restaurant.

As the vendors sole agents, we highly recommend an early appointment to view.

Why not call for your appointment to view today?

THE ACCOMMODATION COMPRISES

The property is accessed via a few short steps to the wooden half double glazed entrance door leading to:

ENTRANCE HALL
Laminate flooring, single radiator, storage for coats, white six-panelled wooden door with chrome brushed handles giving access to:

LOUNGE - 3.81m x 4.37m (12'6" x 14'4")
including recesses.
UPVC double glazed picture window overlooking the front aspect, central pendant light, dado rail, coved ceiling, feature fireplace and wooden mantle, radiator, useful storage cupboard, wooden six panelled door with chrome brushed handles to:

KITCHEN/DINING ROOM - 4.72m x 3.23m (15'6" x 10'7")
UPVC double glazed window overlooking the rear North West facing garden. Equipped with a range of matching wall and base units with roll edge work surfaces and incorporating a stainless steel sink unit with chrome mixer tap, Zanussi stainless single oven and Neff hob with extractor fan above, space for refrigerator/freezer, dishwasher and washing machine, spotlights on a stainless steel bar in both the kitchen and dining section, single radiator, ceramic tiled flooring, UPVC double glazed patio doors giving access to the rear garden.

FROM THE HALLWAY, STAIRCASE RISING TO:
FIRST FLOOR LANDING
With doors leading to all bedrooms and bathroom, carpet, pendant light, cupboard housing boiler (newly fitted in 2023) - service due in March 2024.

BATHROOM - 2.08m x 1.68m (6'10" x 5'6")
Wooden white panelled doors with chrome brush handles gives access. Fitted with a white suite comprising; panelled bath with chrome hot and cold taps, mixer shower over and glass shower screen, low-level flush wc, wash hand basin with separate chrome hot and cold taps, chrome towel rail radiator, ceramic tiled flooring, UPVC double glazed window, half height ceramic tiled walls (full height in the bath area), four spot lights.

BEDROOM ONE - 4.22m x 2.82m (13'10" x 9'3")
White panelled door with chrome handle, central ceiling pendant light, radiator, carpet, UPVC double glazed window overlooking the rear garden.

BEDROOM TWO - 2.54m x 3.43m (8'4" x 11'3")
White panelled door with chrome handle, carpet, single radiator, UPVC double glazed window overlooking the front.

BEDROOM THREE - 2.39m x 2.13m (7'10" x 7'0")
White panelled door with chrome handle, carpet, central ceiling pendant light, single radiator.









OUTSIDE

GARAGE - 2.51m x 5.21m (8'3" x 17'1")
With up and over door, light and power, space for tumble dryer, window to the rear garden, storage in rafters.

GARDENS
To the front there is a small area of open plan garden and driveway parking to the left giving access to the garage. Access to the rear garden is either from the patio doors in the dining area or via a wooden gate to the side. The rear garden has a paved patio area that spans the full width of the house and garage and has a low fence for safety. From here, steps lead to a gently sloping lawned garden that is bordered by low brick walls and timber fencing providing a good degree of privacy and seclusion. A further patio area can be found at the bottom of the garden.

SERVICES
All mains services are connected.

AGENTS NOTE
Benefits from the remainder of a 25 year cavity wall guarantee from 2010.

COUNCIL TAX
To be confirmed as a residential property. Currently exempt.

MONEY LAUNDERING
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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