



Laskowski  
&Co



## Woodside Bungalow, Florence Place, Falmouth, TR11 3NJ

Guide Price £475,000

Enjoying a surprisingly private location within Florence Place, tucked away behind timber gates, a genuinely rare opportunity to purchase an individual detached bungalow, constructed during the 1950's, now requiring a scheme of renovation to create a most appealing single storey home within this most sought-after address. 'Woodside Bungalow' comes to the market for the first time in over 40 years, boasting a detached garage and delightful south facing gardens.

### Key Features

- Detached bungalow in a highly regarded town
- Requiring renovation location
- Private gated driveway and detached double garage
- South-facing courtyard-style gardens
- No onward chain
- EPC rating E







## THE LOCATION

Florence Place is widely recognised as one of the finest residential locations within the booming harbour town of Falmouth, by virtue of its proximity to the town centre, harbourside, seafront and beaches, all of which are within an approximate ten minute walk. Junior and secondary schooling is also nearby, together with many sports clubs, water sports facilities and an exceptional range of restaurants. The cathedral city of Truro is approximately twelve miles distant and is easily accessed by both bus and rail services.

## THE ACCOMMODATION COMPRISES

Front door to:-

### ENTRANCE PORCH

Wall-mounted fuse box and electric meter. Multi paned glazed door to:-

### HALLWAY

Doors to living room, kitchen, bedrooms, family bathroom and cloakroom/WC. Double glazed windows to front and side aspects, loft hatch.

### LIVING ROOM

A light and bright reception room, with large bay south-facing window and glazed door providing access to the garden. Fireplace currently housing electric fire with potential for open fire or wood-burner, historical gas point. Original picture rails, radiator.

### KITCHEN

An original and basic kitchen, with stainless steel sink, space and plumbing for washing machine, built-in cupboards and pantry. Part panelled and part tiled walls. Ideal Mexico gas boiler providing domestic hot water and central heating. Radiator, double glazed window to side aspect, obscure multi paned glazed door to:-

### REAR PORCH

Further fuse box, glazed door to rear pathway.

### BEDROOM ONE

A spacious dual aspect double bedroom, with double glazed windows to front and rear aspects. Range of built-in wardrobes, radiator, telephone point. Original picture rails.

### BEDROOM TWO

A second double bedroom, with double glazed window to rear aspect. Original picture rails, radiator. Sink with twin taps.

### FAMILY BATHROOM

Coloured suite comprising a panelled bath with Mira Zest shower over, pedestal wash hand basin and low level flush WC. Fully tiled walls, radiator. Obscure double glazed window to rear aspect.

### CLOAKROOM/WC

Low level flush WC, obscure double glazed window to front aspect.

## THE EXTERIOR

## FRONT GARDEN

Timber double gates give access to the gravelled driveway, which provides off-road parking for at least two cars, and leads to the detached double garage. Adjacent to the garage, the front garden is enclosed by wall and hedging. A path from the parking area continues down to the front door, with gated access leading to the:-

## REAR GARDEN

Facing due south and enjoying a beautifully sunny aspect, the rear garden is, again, laid with granite chippings for ease of maintenance, and bordered by low stone wall and hedging. A path extends around to the rear of the bungalow, with raised bed, coal store and outside cold water tap. The path adjoins the front driveway, accessed through a timber door.

## GENERLA 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

Band D - Cornwall Council.

### TENURE

Freehold.

### VIEWING

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



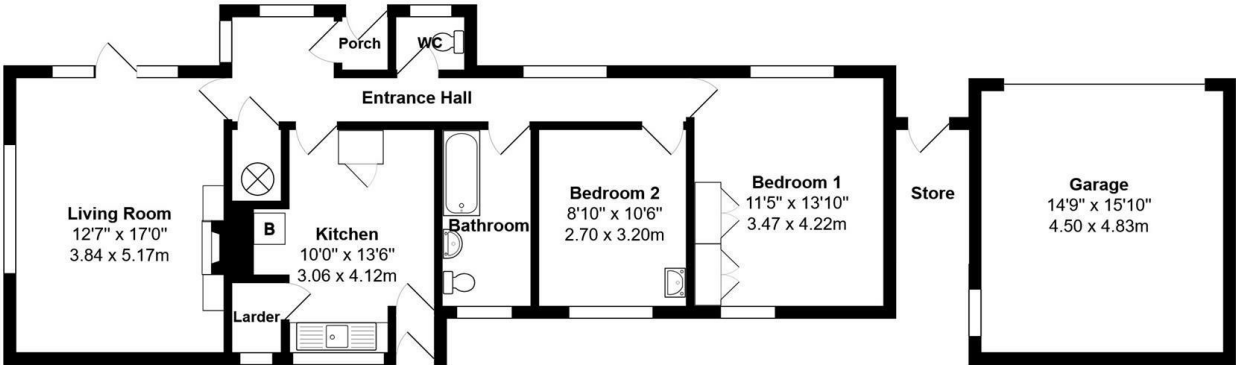








# Floor Plan



Florence Place, Falmouth, TR11 3NJ

Total Area: 78.5 m<sup>2</sup> ... 845 ft<sup>2</sup> (excluding garage, store)

All measurements are approximate and for display purposes only