



26 Polmennor Road, Falmouth

Guide Price £390,000



Heather & Lay
The local property experts

THE PROPERTY

Located towards the end of the road with virtually no passing traffic, this beautifully presented property was built in the early 1980's at a time when developers were more generous with rooms sizes and garden dimensions. We sell many at Polmennor Road and it's a favored location for us. Build in brick with an adjoining garage and off-road parking in front. There are three bedrooms on offer, and the presentation of the property will be a delight to any discerning buyers. A new kitchen to the rear has been thoughtfully designed and looks wonderful. The shower room on the first floor has also been updated and again, very well done. We have produced a detailed walk-through, talk-through video tour that we would encourage potential buyers to watch but also we highly recommend internal viewing at this property, it is quite a standout family home.

THE LOCATION

Polmennor Road is located at aptly named Goldenbank, part of a development of houses undertaken by respected SNW Homes. Positioned on the outskirts of Falmouth, Polmennor Road is on a regular bus route to and from the town and seafront; primary and secondary schools together with local shops at Boslowick and 'early 'til late' Co-op are all within about a mile. A footpath from Goldenbank leads to Swanpool Nature Reserve and beach, a ten-minute stroll away.

- Semi-detached house
- Popular residential location
- Very well presented
- Three bedrooms
- Larger than usual garden
- Garage & driveway parking
- PLEASE WATCH OUR PROPERTY VIDEO TOUR

Council Tax band: C

EPC

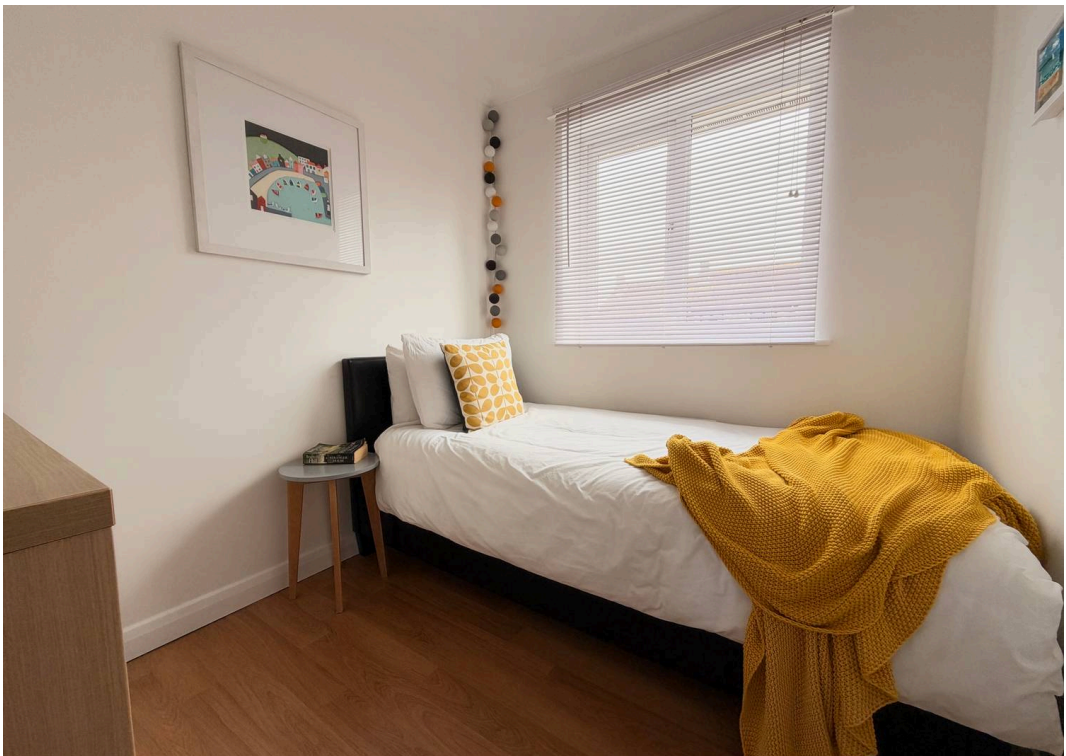
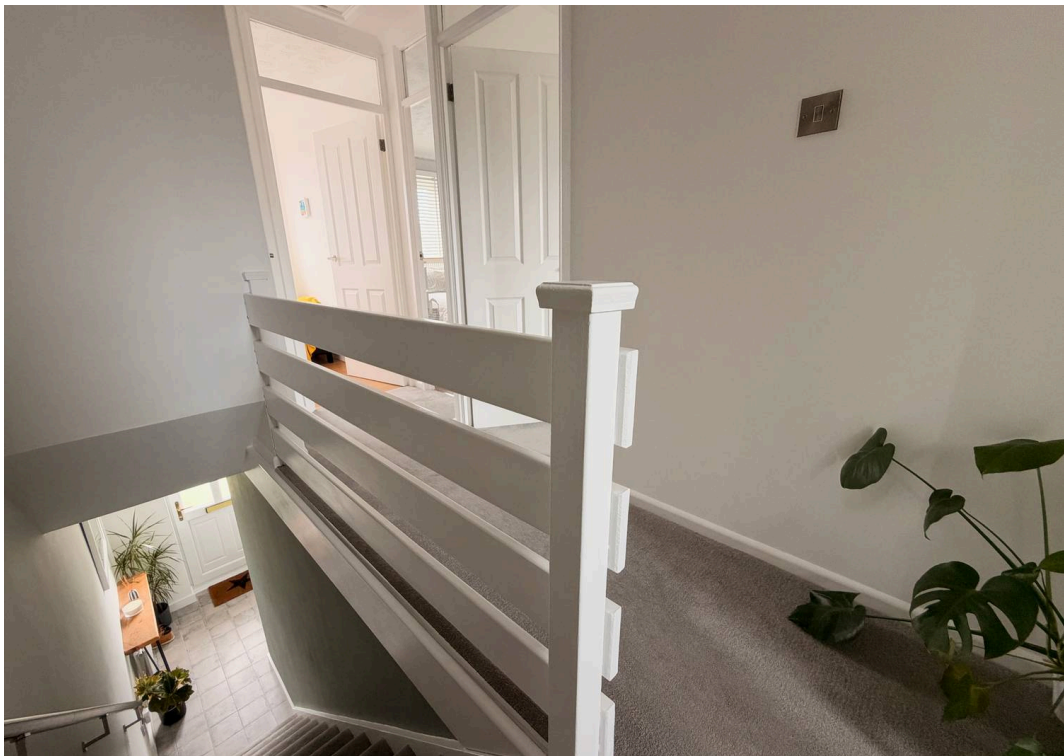
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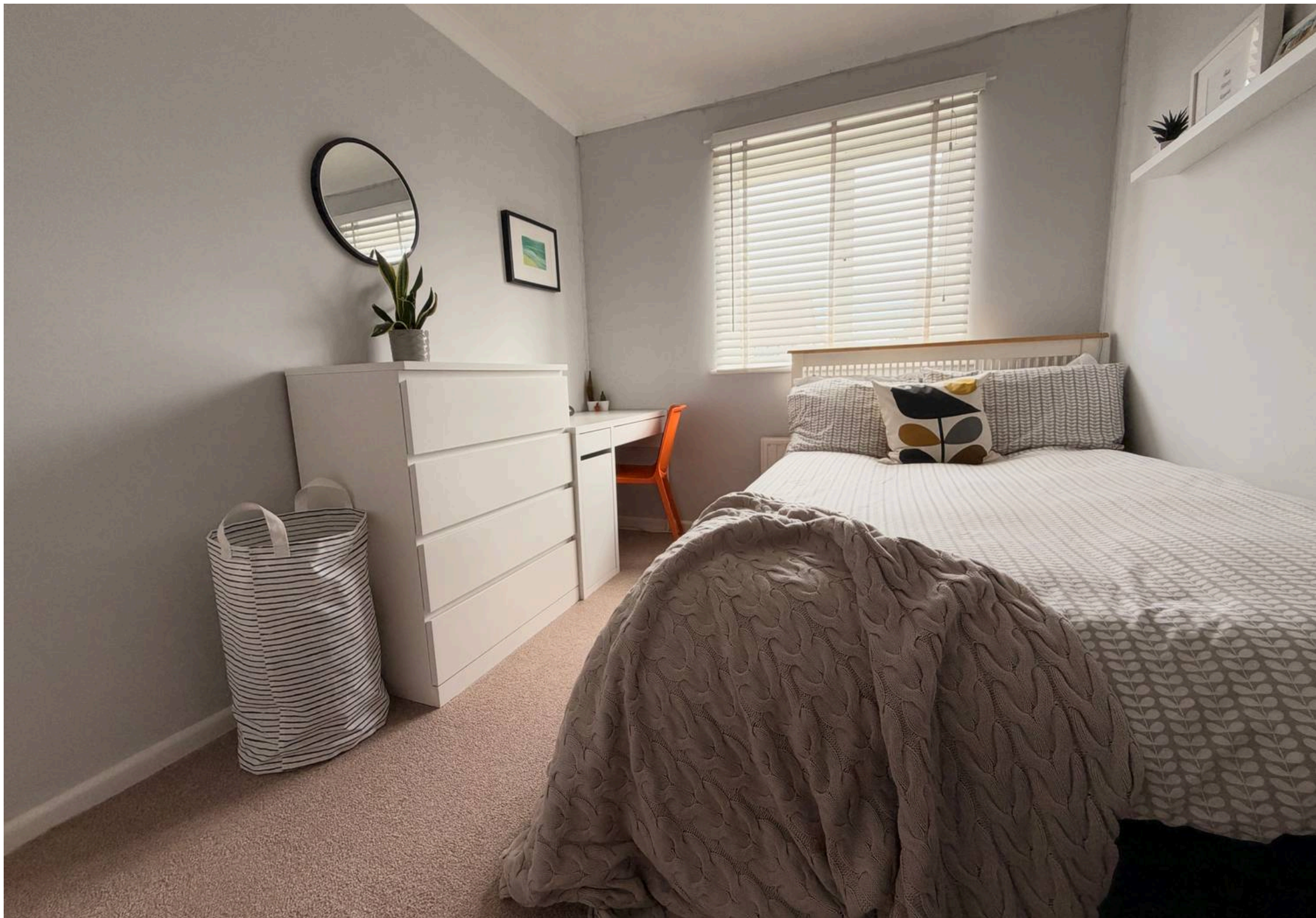










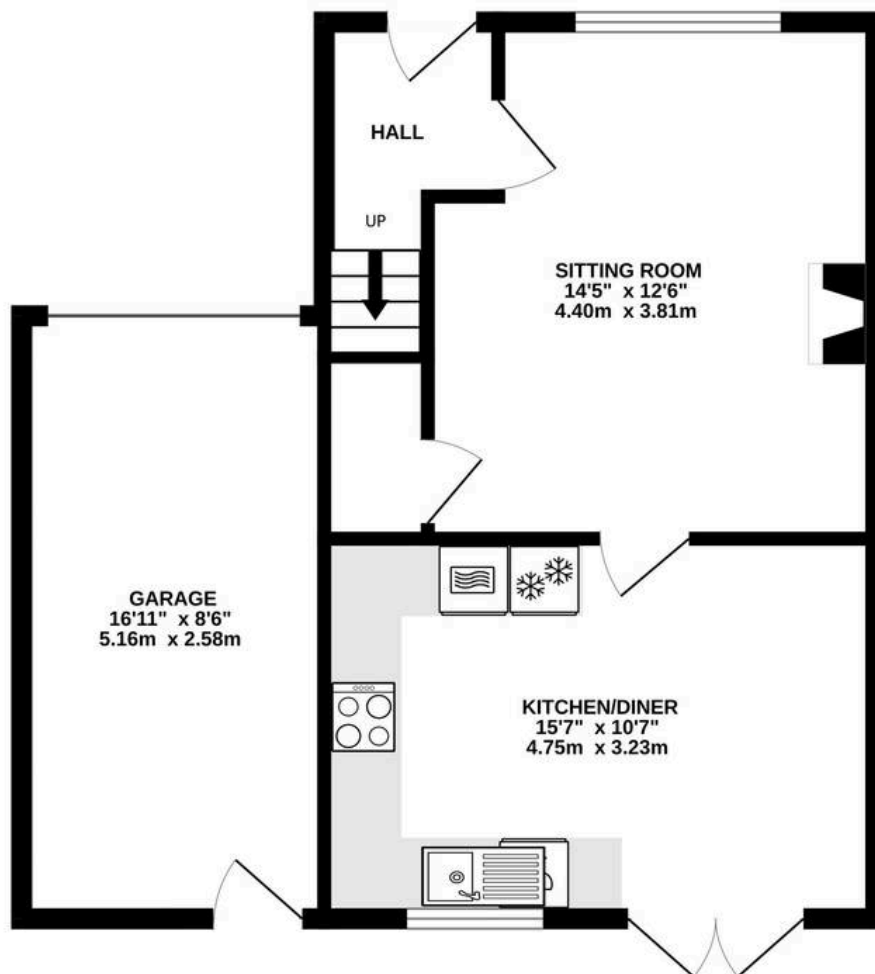




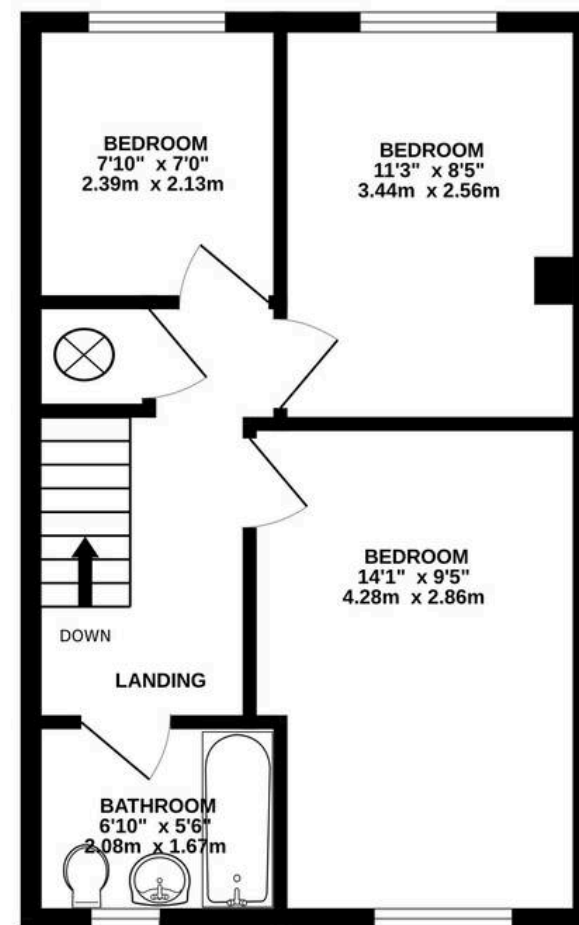




GROUND FLOOR
527 sq.ft. (49.0 sq.m.) approx.



1ST FLOOR
387 sq.ft. (35.9 sq.m.) approx.



TOTAL FLOOR AREA : 914 sq.ft. (84.9 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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