

3 Conway Road, Falmouth

Guide Price £265,000

THE GUILD PROPERTY PROFESSIONALS

Heather & Lay
The local property experts

- Semi-detached bungalow abutting wooded greenbelt
- Good-sized & established plot & garden
- Two double bedrooms
- Living room & open plan fitted kitchen
- Dining/conservatory
- Gas-fired radiator central heating & hot water system
- Popular cul de sac setting
- Driveway parking
- Former garage, now workshop
- No onward chain

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

SERVICES: Mains electricity, gas, water & drainage

WHAT3WORDS: ///taking.smile.kept

THE PROPERTY

These properties on the Southern side of Conway Road are particularly sought-after, backing onto the Nature Reserve and woods, into which Number 3 has a gateway from its back garden. The bungalow lies in a good-sized established plot with off-road driveway parking space and some fine established shrubs. Number 3 has been freshly decorated and provides light and bright two-double-bedroom accommodation with open-plan fitted kitchen and living space, opening into a dining conservatory. The attic space is home to a modern Vaillant gas-fired boiler fuelling radiator central heating and hot water supply, and an excellent P.I.V (Positive Input Ventilation) system has been installed. The former garage is now a large workshop but could be reinstated with little effort, if desired. All in all, a great value home in a lovely residential spot and surroundings, being sold with no onward chain and competitively priced to attract attention!



THE LOCATION

Conway Road lies on the outskirts of Falmouth, along a no-through road and adjoining a nature reserve with stream running by. It is a popular place to live, where a bus service along the road runs to and from Falmouth town and seafront and within a 10-minute walk, through a 'nip' is the excellent early 'til late Co-op garage and shops at Boslowick. From here, a delightful streamside walk leads to Swanpool Nature Reserve and Beach. Falmouth Secondary School, hospital and health centre are located nearby on Trescobeas Road.

ANTI-MONEY LAUNDERING REGULATIONS - Purchasers

We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for this process and any ongoing monitoring is carried out correctly, the initial AML checks are processed on our behalf by CREDAS. A cost of £20 (excl. VAT) will be payable by each purchaser at point of an offer being agreed. Credas will send you a payment link to complete this within the Credas app. This payment is non-refundable.

PROOF OF FINANCE - Purchasers

Before an offer is formally agreed, we will require proof of your financial ability to purchase. Again, we ask for your cooperation on this matter to avoid any unnecessary delays in issuing a memorandum of sale.

















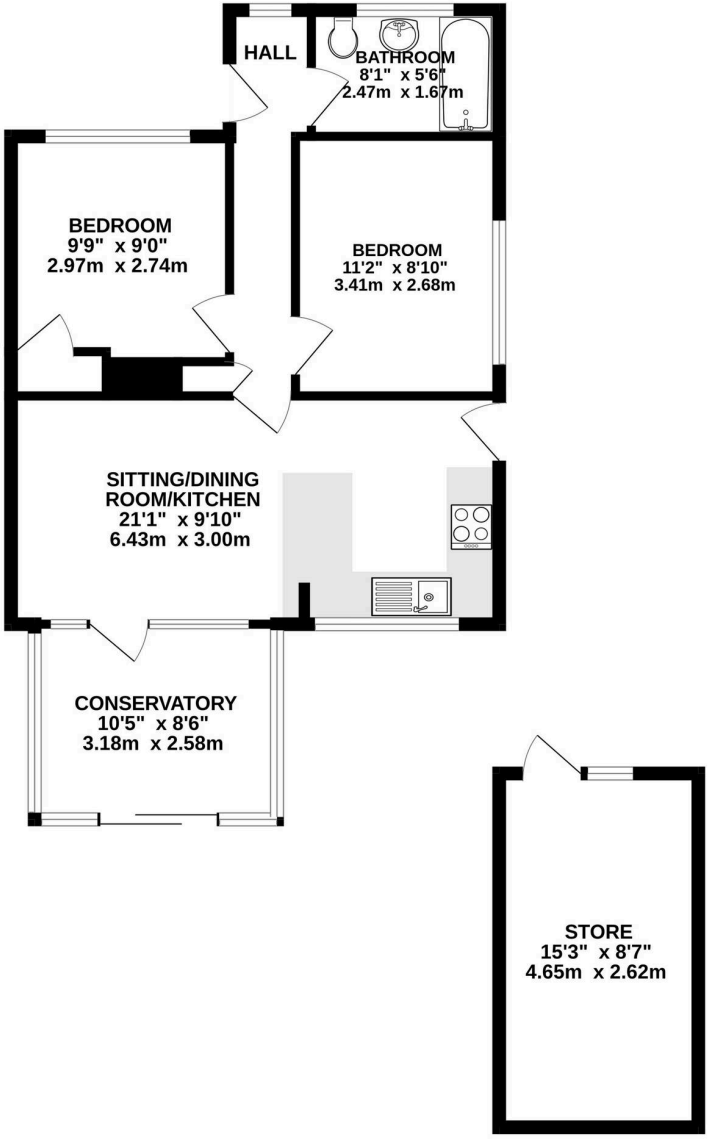








GROUND FLOOR
720 sq.ft. (66.9 sq.m.) approx.



PROUD GUILD MEMBER
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TOTAL FLOOR AREA : 720 sq.ft. (66.9 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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We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

The Property Ombudsman

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