



Laskowski  
&Co



**69 Messack Close, Falmouth, TR11 4SH**

**Guide Price £260,000**

Located in popular Messack Close, is this well presented 2 bedroom terraced home, having been updated by the current owner, with the accommodation comprising, on the ground floor: entrance porch, 19' living/dining room with large picture window, contemporary kitchen/breakfast room with modern refitted kitchen and door giving access to the rear garden. On the first floor are 2 double bedrooms and a modern shower room. The property has double glazing and gas central heating, an enclosed garden to the rear and garage en-bloc. A great property in turnkey condition and an ideal first time buy.

## Key Features

- Updated 2 bedroom terraced home
- 19' living/dining room
- Gas central heating and double glazing
- Garage en-bloc
- Popular residential location
- Modern shower room
- Small enclosed rear garden
- EPC rating C



## THE ACCOMMODATION COMPRISES

Obscure double glazed front door to:-

### ENTRANCE PORCH

Double glazed window to side aspect, light wood-effect vinyl flooring. Cupboard housing electric meter. Open to:-

### LIVING/DINING ROOM

19'3" x 11'10" (5.87m x 3.61m)

A spacious reception room, with large south-facing picture window providing plenty of natural light, continuation of wood-effect vinyl flooring, radiator. Stairs rising to the first floor, with small under-stair storage cupboard. Recessed ceiling lights, open to:-

### KITCHEN/BREAKFAST ROOM

11'10" x 5'2" (3.61m x 1.57m)

A modern recently refitted kitchen, with a range of eye and base level units, solid oak worktop with inset Franke sink with mixer tap. Four-ring induction hob with built-in fan assisted oven under and contemporary extractor unit over. Cupboard housing the gas combination boiler providing domestic hot water and central heating. Space and plumbing for washing machine, space for freestanding fridge/freezer. Light wood-effect vinyl flooring, part tiled walls, recessed ceiling lights. Double glazed window to rear aspect, double glazed door giving access to the enclosed rear garden. Space for a small dining table and chairs.

## FIRST FLOOR

### LANDING

Doors to bedrooms and shower room/WC. Loft hatch. Recessed ceiling lights, storage cupboard with shelving. Recently recarpeted.

### BEDROOM ONE

11'9" x 10'9" (3.58m x 3.28m)

A good size double bedroom, with double glazed window to front aspect providing views across adjacent fields. Radiator, recessed ceiling lights, recently recarpeted.

### BEDROOM TWO

11'9" x 8'2" (3.58m x 2.49m)

A second double bedroom, with double glazed window to rear aspect overlooking the garden. Radiator, over-stair storage cupboard. Recessed ceiling lights, recently recarpeted.

### SHOWER ROOM

Contemporary shower room, with large walk-in shower cubicle, twin boiler-fed shower and glass screen, vanity unit housing wash hand basin with mixer tap, concealed cistern dual flush WC. Fully tiled walls, recessed ceiling lights. Chrome heated towel rail/radiator.

## THE EXTERIOR

### FRONT

Small area of garden, with path leading to the front door.

### REAR

The low maintenance garden is fully enclosed by fencing, laid with astro turf. Pathway to pedestrian rear gate providing access onto the lane behind. Recently installed timber garden shed providing useful storage.

## GARAGE

En-bloc, located nearby, with metal up-and-over door.

## PARKING

Unrestricted residents parking at the end of the terrace, operated on a 'first come first serve' basis.

## GENERAL INFORMATION

### SERVICES

Mains water, electricity, gas and drainage are connected to the property.

### COUNCIL TAX

Band B - Cornwall Council.

### TENURE

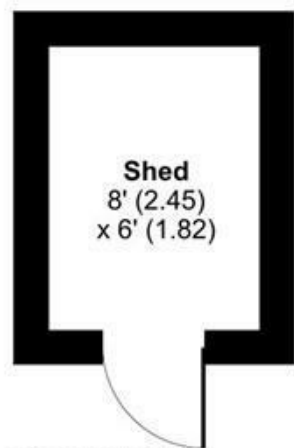
Freehold.

### VIEWING

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



Floor Plan

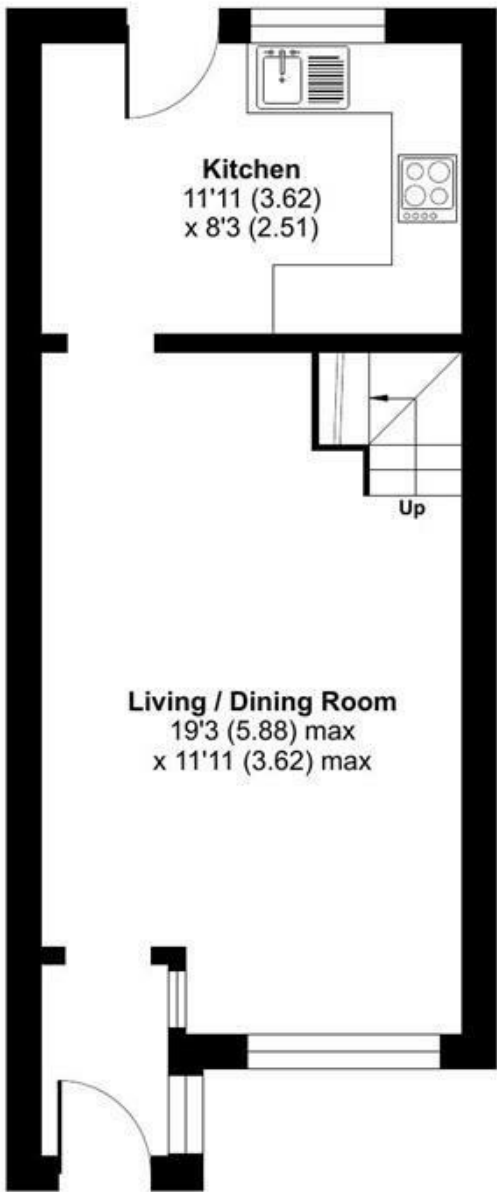


**Shed**  
8' (2.45)  
x 6' (1.82)

OUTBUILDING

**Messack Close, Falmouth, TR11**

Approximate Area = 678 sq ft / 62.9 sq m  
Outbuilding = 48 sq ft / 4.4 sq m  
Total = 726 sq ft / 67.3 sq m  
For identification only - Not to scale

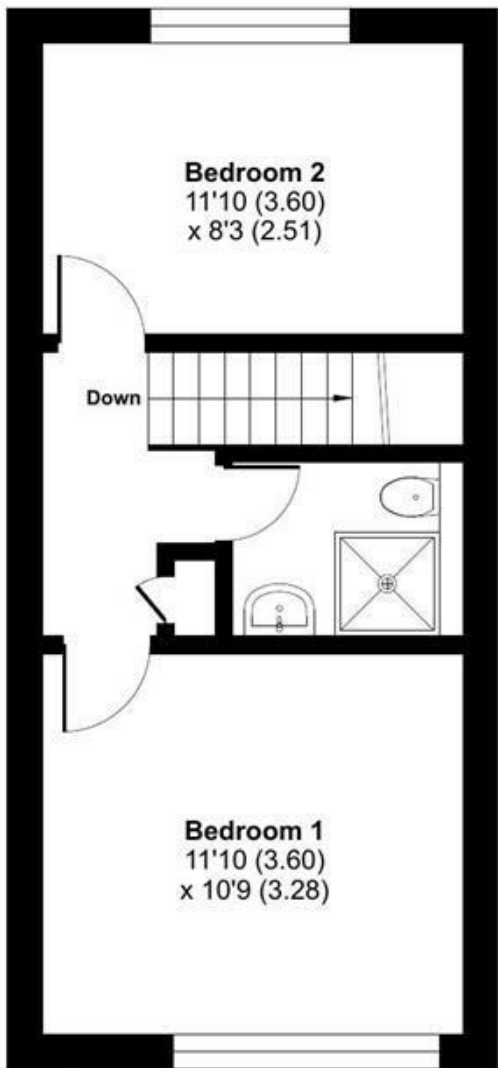


**Kitchen**  
11'11 (3.62)  
x 8'3 (2.51)

**Living / Dining Room**  
19'3 (5.88) max  
x 11'11 (3.62) max

Up

GROUND FLOOR



**Bedroom 2**  
11'10 (3.60)  
x 8'3 (2.51)

**Bedroom 1**  
11'10 (3.60)  
x 10'9 (3.28)

Down

FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ntdhecom 2026. Produced for Laskowski & Company. REF: 1515327