





227 Longfield, Falmouth

Guide price £250,000 Freehold

This three bedroom terraced Longfield property is in an enviable position within the development, tucked away with no passing traffic and also benefitting from a large living room, kitchen/diner and sold with no onward chain!

Heather & Lay
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- Three Bedroom Terrace House
- Well Presented Throughout
- Southerly Facing Rear Garden
- Quiet, Tucked Away Position
- Lovely Greenery Views
- Front And Rear Gardens
- Residents Parking
- Town and Swampool Beach In Close Proximity
- No Onward Chain

THE PROPERTY

So much of what makes 227 special is its position within this popular development, tucked on the edge of Longfield, in a traffic free location surrounded by trees and greenery. Entering down a gravel front garden and through the front door, you are greeted by double doors to a spacious living room with large UPVC window to the front with greenery views. Off the living room is the rear aspect kitchen diner with modern kitchen and door out to the tiered, southerly facing rear garden. Upstairs, there are two spacious double bedrooms, both with fitted wardrobes alongside a third single room, all with plenty of storage, and a well presented family bathroom. Parking is available with a residents parking area accessed via the front path or from the rear gate from the garden. A particularly good and well placed example, all with the benefit of no onward chain!

THE LOCATION

Longfield is a popular location for those seeking a Falmouth address but with quiet residential living at heart. It is convenient too, about one mile from the town, harbourside and seafront, whilst local shops and two primary schools are within a few minutes' walk. The recent Co-op is a welcome addition and a great facility on one's near doorstep, opening early 'til late. Falmouth is a thriving and vibrant town with an eclectic mixture of independent and national shops, many galleries showcasing local art and crafts and an excellent and varied selection of places to eat and drink. Events Square and the National Maritime Museum regularly host activities and events throughout the year including Falmouth Classics, Falmouth Week and the Oyster and Sea Shanty festivals. Falmouth seafront faces south over the Bay with sandy beaches and access to the Southwest coastal path leading back to Swanpool near to the house. No wonder then, that Falmouth is consistently voted in the top of the UK.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

Services: mains electricity, gas, waster & drainage





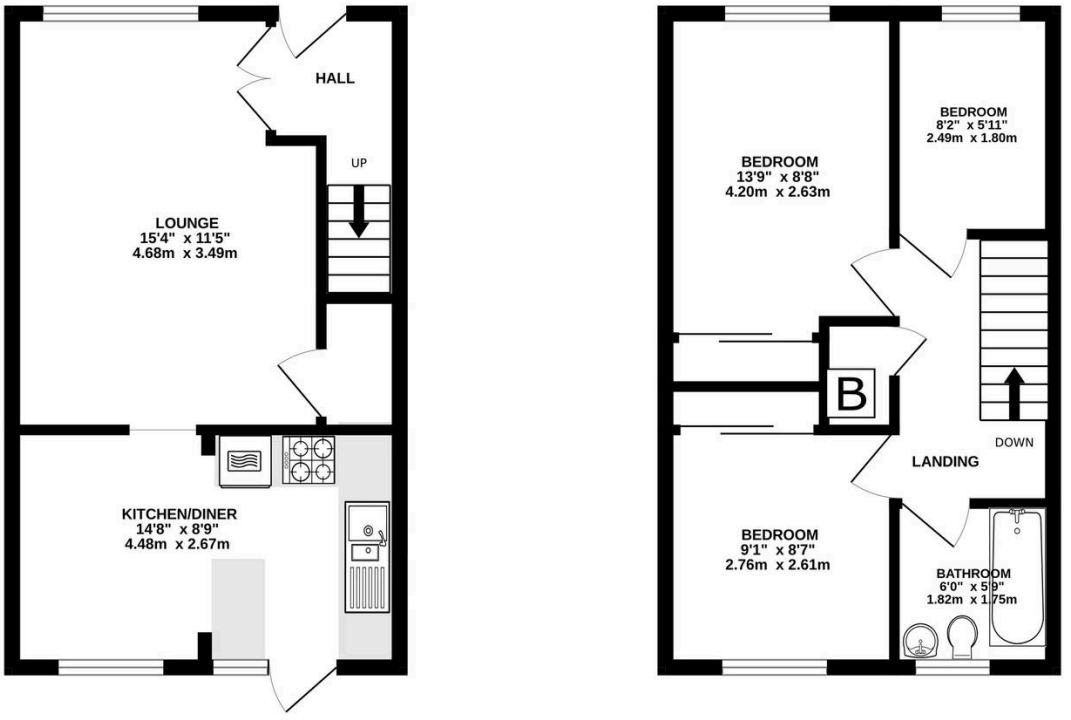






GROUND FLOOR
346 sq.ft. (32.1 sq.m.) approx.

1ST FLOOR
347 sq.ft. (32.2 sq.m.) approx.



TOTAL FLOOR AREA : 693 sq.ft. (64.4 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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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.

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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.