



17 Daveys Close, Falmouth

Guide Price £250,000 FREEHOLD



Heather & Lay
The local property experts

- Three bedrooms
- End of terrace
- Front and rear gardens
- Beach within a walking distance
- Off-road parking
- In need of decorating
- No onward chain!

THE LOCATION

Situated on the outskirts of Falmouth, within about one mile from the town, harbourside and Swanpool Nature Reserve and beach. The location is convenient for local shops including an excellent 'early till late' Co-op, great as ones 'corner shop'. Primary Schools at Mongleath (St Marys & St Francis Schools) and Marlborough School are nearby, as is Falmouth's community secondary school & college on Trescobear Road. The property was built in the 1970's during a time of less intensive development than is the norm today, resulting in relatively lower density housing with decent garden sizes and spacing, often lacking in the town's more recent schemes. There is a regular bus service nearby, providing access to Falmouth and Penmere Train Station located at the other end of Boslowick road, which offers railway links into Falmouth Dell, The Docks, Penryn and Truro, with links to Penzance, London Paddington and other principal cities. You will also find excellent walks, countryside and cycle routes all on your doorstep as well as Falmouth Golf Club and other social clubs like sea swimming, tennis, squash and many more. Falmouth is renowned for its beautiful period buildings and wonderful sailing waters; a true sailors town. Falmouth has seen a renaissance over the years and offers a vast array of bars, restaurants and pubs to suit all tasters. Famed for its many inspired eateries, festivals and regattas, the town also offers a good selection of shops, from boutiques to high street retailers.





THE PROPERTY

Thought to have been built in the 1980's this end of terrace is a good sized three bedroom home and priced to reflect the fact that its quite tired and needs decorating and the garden cleared. A wonderful opportunity to upgrade to a three bedroom property at a budget and so well located....only a ten minute walk to Swanpool beach. With a large sitting room that is almost square and a kitchen/diner opening onto the rear garden, plus three bedrooms and a family bathroom upstairs. There is a small front garden and a good rear garden that is very overgrown and will need some love to make it beautiful again but it is a decent size and has direct access to the side for skip hire or even a mini-digger to clear it. All in all, a fantastic opportunity to acquire a good-sized home at a sensible price. And of course....no onward chain!

ACCOMMODATION IN DETAIL

(All measurements are approximate) Once in through the "front door", you enter straight into the ...

SITTING ROOM

Almost square, this room makes the most of the natural light flooding in from the box bay window that faces the front. The fireplace is there, but the electric fire is missing. A large understairs cupboard. Radiator. Multi-pane glazed door through to the....

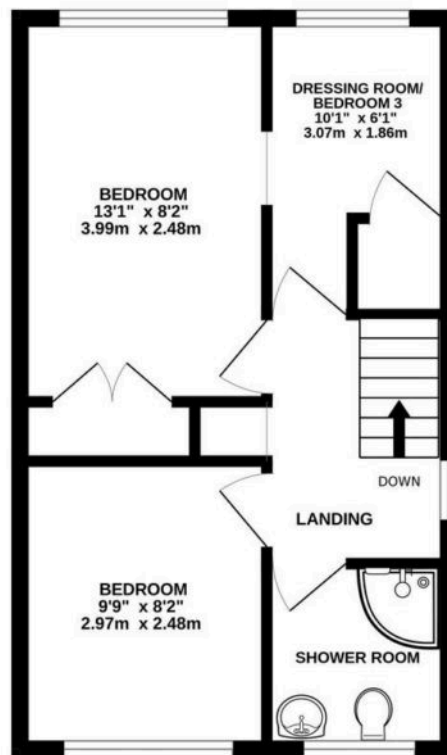
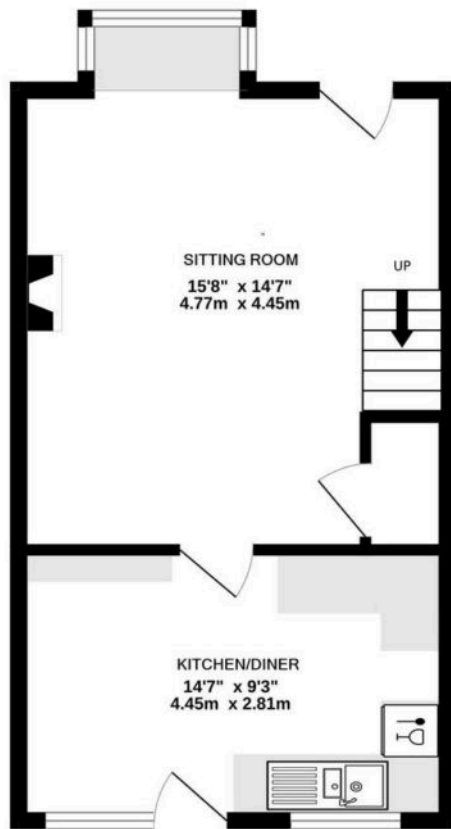
KITCHEN/DINER

Range of eye and base level units with wood effect door and drawer fronts complemented by a dark worktop with inset composite sink, looking through the window over the rear garden. There is a further window into the dining end of the room, and a rear door. Space for a cooker. In need of some updating.

FIRST FLOOR

Landing with an airing cupboard and a loft hatch (the gas boiler is in the loft space). Doors to the family bathroom and three bedrooms.





BEDROOM ONE

Window to the rear. Radiator.

BEDROOM TWO

Window to the front. Built-in wardrobes. Radiator. Our vendor has opened up through to bedroom three to make a dressing room, but of course, a stud wall can easily be put back.

BEDROOM THREE

Window to the front. Over stairs cupboard.

SHOWER ROOM

White suite comprising a corner shower cubicle with twin sliding doors and a plumbed shower over. Low-level flush W/C and pedestal hand wash basin. Obscure window to the rear. Chrome ladder style towel radiator.

GARDEN

To the front is a small garden, and to the rear, a walled garden requires attention, but it is of a good size and could be rather nice. Wooden shed. Outside tap.

OFF ROAD PARKING

Council Tax band: C

EPC Energy Efficiency Rating: C

Services: Mains electricity, water, gas and drainage



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