



TOM WILLS
PERSONAL PROPERTY AGENTS

76 Boscundle Avenue

Falmouth, TR11 5BX

Fixed price £350,000



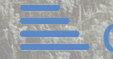
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76 Boscundle Avenue

Falmouth, TR11 5BX

This attractive, 1980's three (potentially four) bedroom semi-detached house, features mellow brick elevations and is located in a highly sought-after residential cul-de-sac. It is conveniently close to Falmouth's coastal golf course and just a short walk from Swanpool Beach, accessible via a connecting footpath behind Swanpool Lake.

- Three (potentially four) bedrooms
- Close to Swanpool Beach - 10 minute walk
- Loft area with potential for fourth bedroom
- Secure and relatively level garden
- Attached garage
- Driveway parking
- Updated kitchen and bathroom with underfloor heating
- Perfect family home
- Low maintenance brick elevations
- Gas central heating and double glazing





The property has been recently modernized and is presented to a high standard throughout, featuring gas-fired central heating and replacement uPVC double glazing. In our opinion, it requires little to no further work. Additionally, the loft area has been converted to offer extra space, though please note this was done informally without building regulations approval.

Upon entry, an entrance hall leads to the living room, which features a woodburner and oak flooring which continues through to the spacious, tastefully refitted kitchen/diner at the rear, offering direct access to the garden. The first-floor landing connects two generously sized double bedrooms, a third bedroom/study, and a well-proportioned bathroom at the rear. The bathroom has also been refitted in recent years and benefits from underfloor heating.

To the front, a small garden sets the house back from the road, adjacent to the private driveway leading to the attached garage. The garage includes an up-and-over door, a pitched roof providing additional storage, and a courtesy door to the rear. The rear garden is ideal for both pets and children, being relatively level and highly secure with fenced borders.

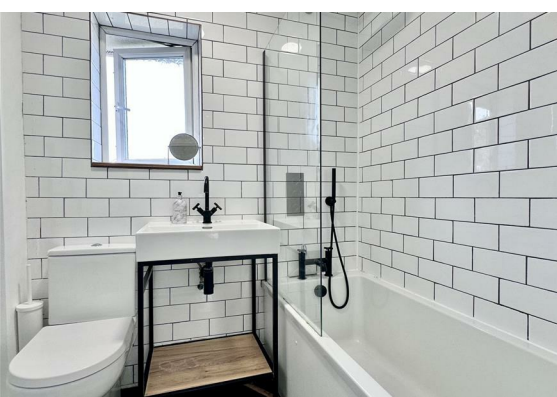


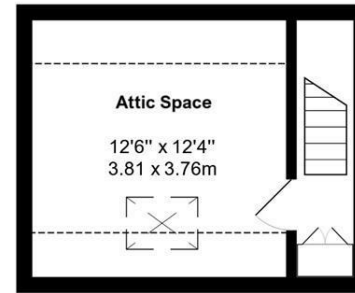
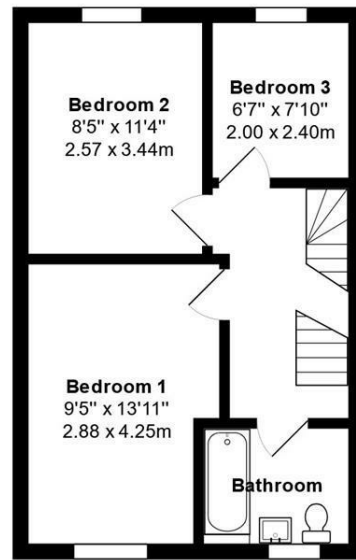
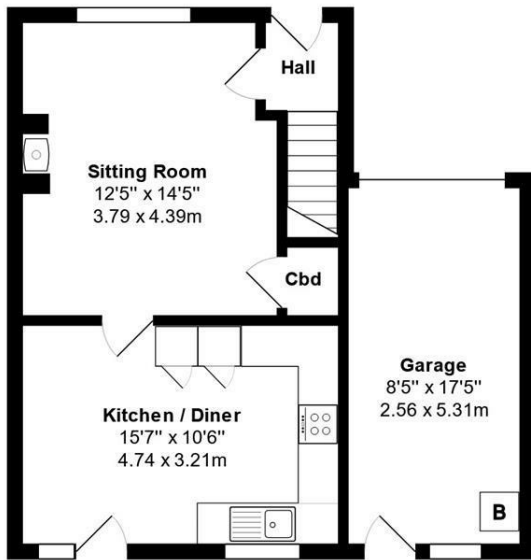
THE SITUATION

Boscundle Avenue is located within a 15-minute walk of Swanpool Beach via a connecting footpath behind Swanpool Lake and just a 10-minute walk from Falmouth Golf Course. Within a short drive, Maenporth and Gyllyngvase Beaches are easily accessible, and both are linked by the scenic South West Coast Path, which extends to Falmouth and, to the south, to Rosemullion Head, the Helford River, and the Lizard Peninsula. St Mary's and St Francis Junior Schools are nearby on Bickland Water Road, and Falmouth's secondary school is approximately a 20-minute walk away. We understand there is a regular bus service with a nearby drop-off point.

ADDITIONAL INFORMATION

Tenure - Freehold. Possession - Vacant possession upon completion to coincide with our client's onward purchase. Services - Mains gas, electricity, water and drainage. Council Tax - Band C. EPC rating - 73 (C). Gas fired central heating. **VIEWING ARRANGEMENTS- BY TELEPHONE OR EMAIL APPOINTMENT.**



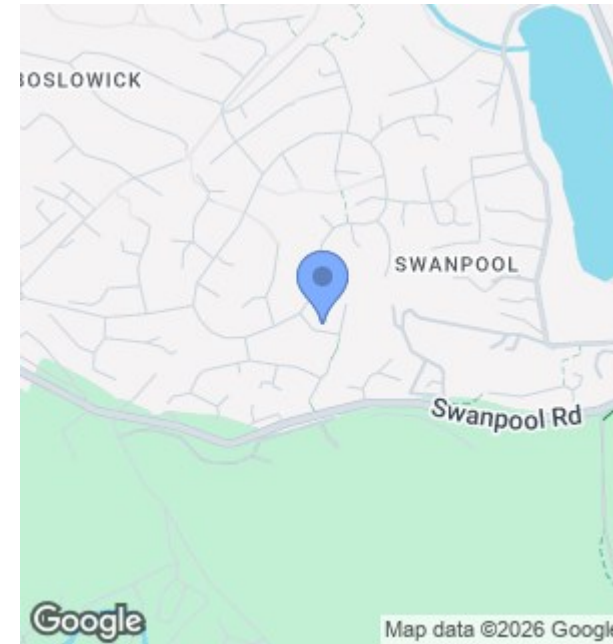


Second Floor
Approx Area: 192 ft² ... 17.8 m²

76, Boscundle Avenue, Falmouth, TR11 5BX

Total Approx Area: 1127 ft² ... 104.7 m²

All measurements are approximate and for display purposes only



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			86
(69-80) C	73		
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Viewing Please contact us on 01326 352302 if you wish to arrange a viewing appointment for this property or require further information.

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