



James Carter
& CO ESTATE AGENTS

67 Mongleath Road, Falmouth, Cornwall
TR11 4PN



PROPERTY DESCRIPTION

We are very pleased to offer for sale this lovely extended three bedroom semi detached home located within the Mongleath area of Falmouth. The property is very conveniently located for access to both St Mary's and St Francis primary schools. The property is also within walking distance of the nearby shops at Boslowick, Penmere railway station and Swanpool beach.

This spacious extended family home sits on a larger than average plot that benefits from a very generous frontage. This deep frontage providing a garden area that that allows for a great degree of privacy with the property being well set back from Mongleath Rd. This large front garden area may also provide potential to create a large parking and driveway area subject to the necessary consents. The property has been extended to both the side and rear, this extension now allowing the property to feel incredibly spacious throughout the ground floor. The ground floor accommodation includes a stunning dual aspect open plan living and dining area, this space also enjoying direct access out to the private rear gardens. There is an extended kitchen set to the side, this space featuring upgraded modern high gloss units with solid woodblock working surfaces over, fitted stainless steel range cooker and an integrated dishwasher. The further ground floor accommodation includes a rear wet room shower room and a spacious utility and boot room area.

The first floor provides three bedrooms and the main bathroom. The main bedroom is a generous double bedroom that enjoys far reaching views to Falmouth Bay, it also benefits from fitted wardrobes to one wall. The second bedroom is also a generous double, this room enjoying an outlook over the rear garden, the third bedroom enjoying the same far reaching views towards Falmouth Bay as bedroom one does.

Externally the property enjoys large front and rear gardens, the rear gardens providing a lovely full width paved terrace whilst the property also provides a good sized single garage with an additional workshop area. The property also further benefits from double glazing, gas central heating,

A fantastic extended family home that situated within a very sought after location. A viewing is very strongly advised.





ROOM DESCRIPTIONS

Entrance Porch

Double glazed door to the side, double glazed windows to the front and side that overlook the generous front garden, door that opens through to the entrance hallway.

Hallway

A welcoming entrance hallway that provides access to the open plan living areas, stairs ascending to the first floor landing, oak effect flooring throughout, under stairs recess housing the gas meter, part glazed door that opens to the living space.

Living Room

6.81m x 3.38m (22' 4" x 11' 1") A fantastic full depth dual aspect family space that overlook the deep gardens to the front, distant views over rooftops can also be gained towards Falmouth bay, to the rear there are French doors that open out to the full width terrace and gardens, focal point wood recessed wood burning stove that is set on a polished granite hearth with recess to the sides, oak effect flooring throughout, radiator, television point, open access through to the dining area.

Dining Area

2.59m x 2.46m (8' 6" x 8' 1") The open plan feel of the property continues through to the dining area, this space in turn leads through to the extended kitchen, oak effect flooring feature glass block wall to one side, radiator.

Kitchen

5.61m x 1.91m (18' 5" x 6' 3") The property has the benefit of a very light and airy dual aspect side extension that features modern upgraded high gloss white units with solid woodblock working surfaces over with matching solid woodblock upstands, attractive natural slate flagstone flooring throughout, fitted 'Mercury' stainless steel Range cooker with stainless steel splash back and stainless steel cooker hood above, integrated dishwasher, inset one and a half bowl sink and drainer unit with mixer tap over, space for fridge freezer, double glazed windows to the front and side, radiator, access through to the rear utility area.

Utility/ Boot Room

A spacious rear utility and boot room area, double glazed door that opens to the rear garden and terrace, fitted solid woodblock working surface with cupboard under, continuation of the natural slate flagstone flooring, space for washing machine, double glazed window to the rear, radiator.

Ground Floor Wet Room

Part glazed door from the utility and boot room. A spacious wet room that features a walk in shower area with a Mira shower over, wall mounted corner wash hand basin, low level w.c, double glazed window to the rear, extractor fan, heated chrome towel rail.

Landing

Stairs ascending from the entrance hallway, access to loft space, airing cupboard housing the hot water tank and shelving, doors that open to the bedrooms and bathroom.

Bedroom One

4.04m x 3.05m (13' 3" x 10' 0") A generous double bedroom that is set to the front of the property, this room enjoying the best of the distant views towards Falmouth Bay. Double glazed window to the front, fitted wardrobes to one wall, radiator, wall mounted tv point with power socket to the side.

Bedroom Two

3.05m x 2.59m (10' 0" x 8' 6") A second double bedroom, this time being set to the rear of the property and enjoying views over the rear garden. Double glazed window to the rear with radiator under, wall mounted tv point with power socket set to the side.

Bedroom Three

2.36m x 2.34m (7' 9" x 7' 8") A generous single bedroom that is set to the property, this room once more enjoying distant views of Falmouth Bay, radiator, fitted over stairs cupboard set to one wall.

Bathroom

A dual aspect room that has the benefit of a double glazed windows to the side and rear. The bathroom comprises a suite of a panel bath with tiled surrounds and Triton shower over, pedestal wash hand basin with tiled surrounds, low level w.c, wall mounted cabinet with spotlights over, heated chrome towel rail.

Gardens

The property benefits from larger than average front and rear gardens. The property is approached by a deep front garden that affords the property a great degree of privacy whilst it may also provide future potential to possibly create a further driveway subject to the necessary planning permissions. The front garden is set out in two areas, these being a lower area of level lawn that is bordered my mature shrubs and hedging, there is an upper paved terrace that provides a perfect space to enjoy a morning coffee in the sun. The rear garden is fully enclosed and faces a Westerly direction and therefore enjoys the afternoon and evening sunshine. The rear garden benefits from a lower full width paved terrace, this being an ideal space for outside dining later in the day. The terrace also provides access to the upper level lawned area of the garden as well as gated access back to the front garden. The upper area of garden then provides access to the workshop and garage.

Garage With Workshop

7.47m x 3.23m (24' 6" x 10' 7") The property benefits from a larger than average single garage that is set to the rear of the property. The garage has an up and over door to the front, power and light. The garage also provides an additional workshop area to the rear, this workshop area having a double glazed window to the rear and a part double glazed door that opens to the rear garden.

Additional Information

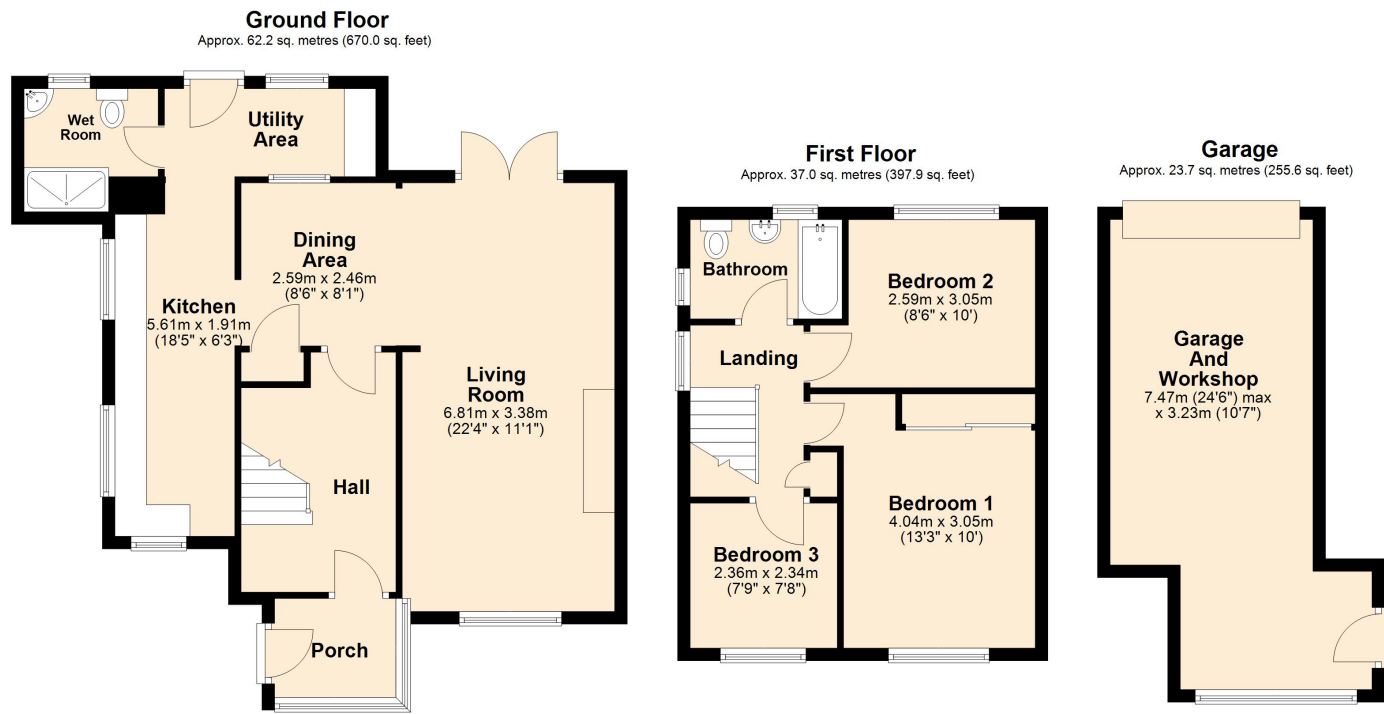
Tenure- Freehold

Services - Mains Gas, Electricity, Water And Drainage,

Council Tax Band - C Cornwall Council.

We understand that the current tenants agreement comes to an end in August 2025.

FLOORPLAN



Total area: approx. 123.0 sq. metres (1323.5 sq. feet)

James Carter & Co Estate Agents - Falmouth Kergilliack Road, Falmouth, TR11 4JJ 01326 332850 move@jamescarterandco.co.uk

James Carter and Co have not tested any equipment, fixture, fittings or services, so does not verify they are in working order. A buyer must confirm that any information is correct and be verified by their own solicitors, this including the tenure of the property. A purchaser must not rely on the information within these particulars. The measurements supplied and any floorplan provided are for general guidance only and not to be relied upon. A buyer is advised to re-check the measurements themselves before committing themselves to any expense related to a purchase. No presumption is to be made by a purchaser concerning the type of construction or the condition of any structure that may be implied from the photography of the property, construction and condition should be clarified via an RICS surveyor employed by a potential purchaser. The Particulars may also change in the course of time, any interested party should make a final inspection of the property prior to exchange of contracts.

