



## 311 Longfield, Falmouth, TR11 4SS

Guide Price £260,000

Occupying a favoured position at the end of a quiet cul-de-sac within the popular development of Longfield. This beautifully presented 2 bedroom terraced home has just undergone a complete redecoration to include all new carpets. The 'sunny' south-facing garden has been re-landscaped with a brand new decked terrace, artificial lawn and a well stocked flower bed. The single garage en bloc is located opposite the property and offers the ability to park an additional car in front. The accommodation comprises: living room, kitchen with access to the garden, 2 bedrooms and a first floor bathroom. The location of Longfield is convenient for local shops including an excellent 'early 'til late' Co-op, great primary schools, and Falmouth secondary school on Trescobeas Road. A regular bus service runs through the development and nearby Penmere railway station provides links via Penryn and Truro, to London Paddington. No onward chain.

### Key Features

- Beautifully presented 2 bedroom home
- Modern kitchen and first floor bathroom
- South-facing garden
- Garage en bloc with additional parking
- Newly decorated and re-carpeted
- Quiet cul-de-sac location
- Gas fired central heating and double glazing
- EPC rating C







## THE ACCOMMODATION COMPRISES

Double glazed front door opening into the:-

### ENTRANCE PORCH

Door to the living room. Radiator. Newly fitted carpet.

### LIVING ROOM

A well proportioned reception room with stairs rising to the first floor. Large double glazed window to front aspect, electric fire, radiator, newly fitted carpet. Open through to the:-

### KITCHEN

A modern, light and bright kitchen, with white eye and waist level units, worksurface with inset stainless steel sink/drainage and swan neck mixer tap. Built-in electric fan assisted oven with four ring gas hob and extractor fan. Part-tiled walls, space and plumbing for washing machine, under-stair storage cupboard housing gas meter. Radiator, tiled flooring, double glazed window, double glazed back door giving access to the south-facing garden.

### FIRST FLOOR

#### LANDING

Doors to bedrooms and family bathroom. Loft hatch to insulated loft. Radiator, airing cupboard with shelving and radiator.

#### BEDROOM ONE

A double bedroom with double glazed window to front aspect. Radiator, newly fitted carpet.

#### BEDROOM TWO

A second double bedroom with double glazed window to rear aspect overlooking the garden. Radiator, newly fitted carpet.

#### FAMILY BATHROOM

A modern white suite comprising dual flush WC, vanity unit housing wash hand basin with mixer tap, and panel bath with mixer tap and shower attachment, glass shower screen, and fully tiled surround. New flooring, further tiling to walls.

## THE EXTERIOR

### REAR GARDEN

The sunny, south-facing garden has been re-landscaped with ease of maintenance in mind. A brand new decking area has been created, accessed from the kitchen and providing the ideal spot for a table and chairs and outside entertaining. The garden extends to an area of artificial lawn, there is a path to the rear pedestrian access gate, and a well stocked flowerbed includes a wild cherry tree, echium and camellia.

### GARAGE

Situated opposite the property, a single garage en bloc. The middle of three, with up-and-over door and space to park a vehicle in front.

## GENERAL INFORMATION

### SERVICES

Mains gas, electricity, water and drainage are connected to the property. Gas fired central heating.

## COUNCIL TAX

Band B - Cornwall Council.

## TENURE

Freehold.

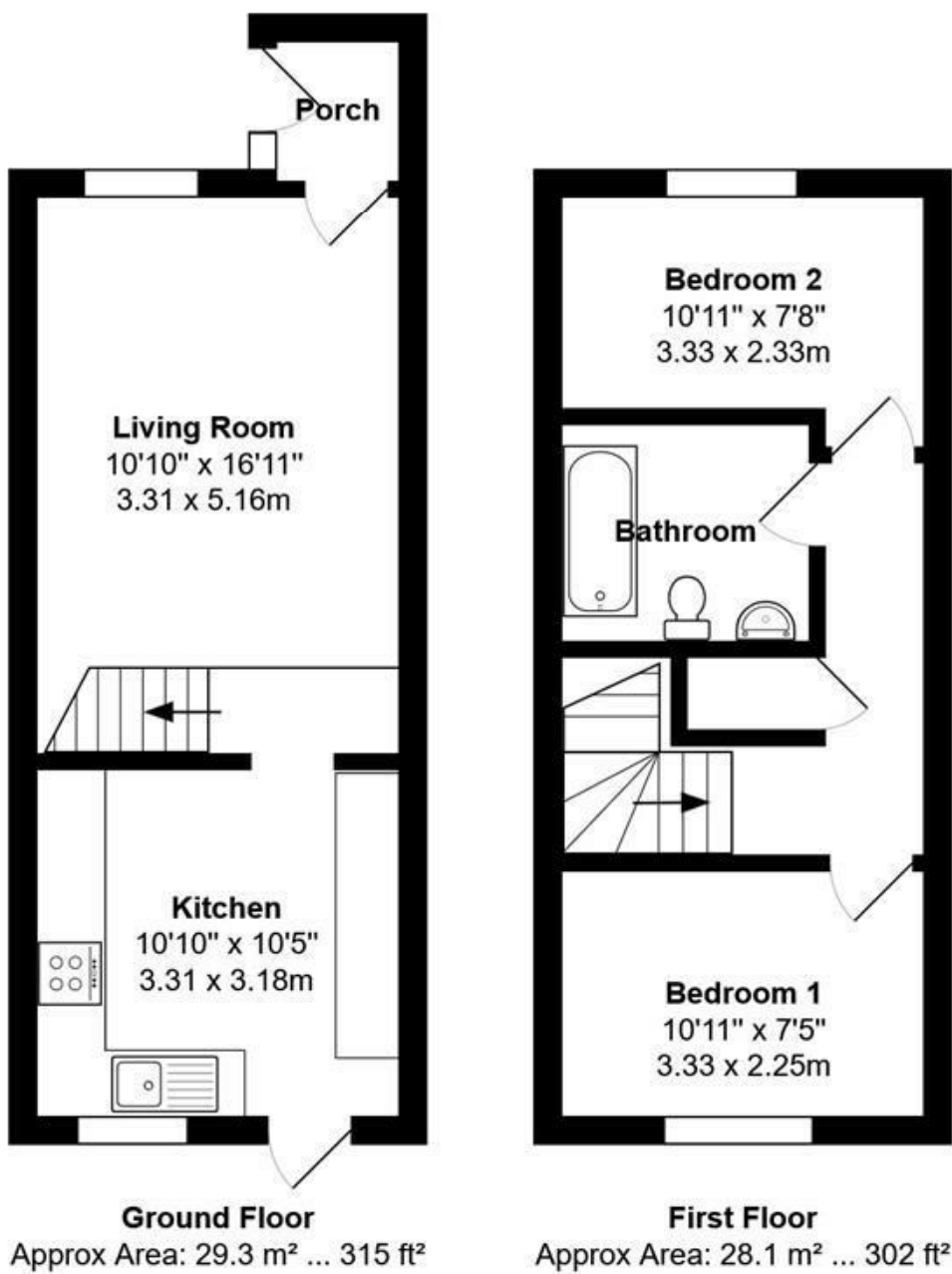
## VIEWING

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





Floor Plan



Longfield, Falmouth, TR11 4SS

Total Area: 630 ft<sup>2</sup> ... 58.5 m<sup>2</sup>

All measurements are approximate and for display purposes only