

FOR SALE



Dracaena Avenue, Falmouth
Guide Price £275,000

MARTIN&CO

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- REFURBISHMENT OPPORTUNITY
- DRIVEWAY PARKING
- REAR GARDEN
- LIGHT & SPACIOUS
- POTENTIAL TO EXTEND STC

This well-proportioned, detached, two double-bedroom, double fronted bungalow has ample driveway parking, a generous and sheltered back garden and scope for extension, subject to consents.

The property is entered via a small porch which then leads you into a spacious entrance hall via a half-paned door. To the front of the bungalow there are two spacious rooms, currently a lounge and a bedroom, both with lovely square bays that let in lots of natural light.

To the rear is another double bedroom, a bathroom and a spacious dining room that leads through to a kitchen, with a porch leading to the rear garden and a downstairs WC.

The bungalow has some lovely features which could be restored, including original floorboards and picture rails. There are high ceilings throughout and a large attic which



offers the potential to convert into further accommodation, subject to building regulations and consents (this has been done in neighbouring properties).

Externally, to the front of the property there is a pedestrian path to the front door, flower beds and a double gate which leads to a generous parking area. There is side access down to the garden at the rear and to a large workshop which offers fantastic scope for conversion into a home office or studio. The garden was once much loved and provides a sheltered and relatively private area, ideal for those with green fingers! There is also space to extend the property to the rear, subject to the necessary consents.

Any interested parties will be required to carry out their own surveys.

Gas Combi Boiler (not tested)

Mains Gas, Electricity, Water & Drainage

EPC - D

Council Tax Band – C

Part uPVC double glazing

Off street parking

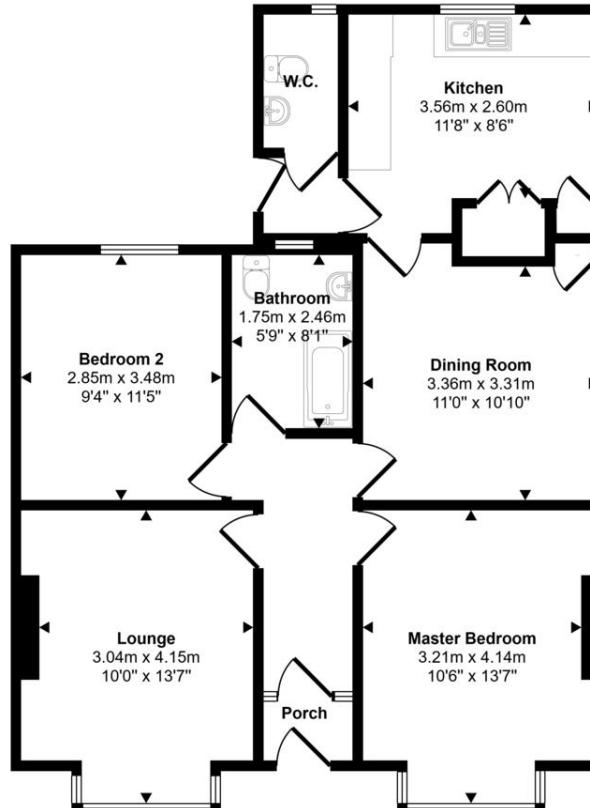
The property has previously had a clear Mundic test.

LOCATION

Renowned for its exotic collection of palms and other plants that line the street, Dracaena Avenue is ideally located for all the amenities of Falmouth and Penryn, including schools, sports clubs, shops and health centres. Number 71 is just a 5 minute walk (0.2m) to the beautiful gardens of Kimberley Park and Falmouth Primary Academy is just 0.4m / under a 10 minute walk away. Sainsbury's and Lidl supermarkets are under a mile away and Gellyngvase Beach is 1.2 miles away. Local bus services run frequently along Dracaena Avenue and Penmere Train Station is just 0.5 m away.



Approx Gross Internal Area
79 sq m / 846 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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