



Laskowski
&Co



37 Pengarth Rise, Falmouth, TR11 2RR

Guide Price £325,000

A 3 bedroom, 3-storey family home situated in the highly sought-after Pengarth area of Falmouth.

The accommodation is thoughtfully arranged, with the first floor offering a light and spacious living room that flows seamlessly into an open-plan kitchen/dining area, providing direct access to the rear garden - ideal for modern family living and entertaining. The second floor comprises 3 bedrooms and a family bathroom.

To the front, a level driveway provides convenient off-road parking. The former garage has been partially converted to create a versatile ground floor room, suitable for a variety of uses including a home office, gym or additional accommodation, subject to any necessary consents.

The enclosed rear garden is perfect for families, offering a secure space for children and pets to enjoy.

Pengarth Rise is quite possibly the perfect location in Falmouth, within easy walking distance of Swanpool and Gyllynvase beaches, the town centre, and well-regarded primary schools. Penmere train station is also less than half a mile away, providing a direct link to Truro and onward connections to London Paddington.

Key Features

- Light and bright south-facing family home
- Close to Swanpool and Gyllynvase beaches
- Potential for additional accommodation (subject to consents)
- Double glazing and gas central heating
- Great location, an approximate 15 minute walk to the town
- Partially converted and versatile former garage
- Enclosed rear garden
- EPC rating C



THE ACCOMMODATION COMPRISES

Front door opening into the:-

ENTRANCE PORCH

Storage area, radiator, stairs rising to first floor level.

OPEN-PLAN LIVING SPACE

A sociable open-plan living space combining the kitchen, dining area and living room.

KITCHEN/DINING AREA

A fitted kitchen with a range of eye and waist level units, wood-effect worktop with ceramic one and a half bowl sink with mixer tap, built-in four ring gas hob with electric double oven below and extractor fan above. Space and plumbing for washing machine, built-in dishwasher. Part-tiled walls, engineered oak flooring, double glazed window to rear aspect overlooking the garden. Recessed ceiling lights. The dining area provides space for a family-sized table and chairs, with double glazed window to the rear aspect and double glazed door giving access to the garden. Radiator.

LIVING ROOM

A light and bright south-facing room with two double glazed windows to the front aspect. Stairs rising to the second floor. Recessed ceiling lights, continuation of engineered oak-effect flooring. Radiator.

FIRST FLOOR

LANDING

Doors to all bedrooms and the family bathroom. Loft hatch, airing cupboard housing Valliant gas combination boiler, servicing domestic heating and hot water.

BEDROOM ONE

A double bedroom with double glazed window facing south, with an outlook towards Swanpool and the fields in the distance. Ceiling light, radiator.

BEDROOM TWO

Another double bedroom with double glazed window to the rear aspect overlooking the garden. Ceiling light, radiator.

BEDROOM THREE

A single bedroom with storage unit built into the stair bulkhead. Double glazed window to front aspect. Ceiling light, radiator.

FAMILY BATHROOM

A recently modernised white suite comprising a panelled bath with mixer tap and separate boiler-fed shower with glass shower screen, a pedestal wash hand basin, and dual flush WC. Further tiling to walls. Obscure double glazed window to rear aspect, chrome heated towel rail/radiator, wall-mounted cabinet with mirror above, ceiling light.

BASEMENT/FORMER GARAGE

Accessed from the driveway, the former garage now benefits from double glazed French doors in place of the original up-and-over garage door. The basement currently provides storage with potential for further works to convert to living accommodation (subject to any necessary consents or permissions). Power and light, recessed ceiling lights, gas meter.

THE EXTERIOR

DRIVEWAY

To the front of the property is a driveway providing parking for one car. To the side of the driveway is a small lawned garden with mature shrubs and a small maple tree.

REAR GARDEN

The rear garden is a fully enclosed with wall and fencing, making it ideal for children and pets. The terraced garden is laid to lawn with low-level planted flowerbeds and a timber garden shed. A timber pedestrian gate provides side access.

GENERAL INFORMATION

SERVICES

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

COUNCIL TAX

Band C- 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

Pengarth Rise, Falmouth, TR11 2RR

Approximate Gross Internal Area = 81.6 sq m / 878 sq ft
Garage / Basement = 21.6 sq m / 232 sq ft
Total = 103.2 sq m / 1110 sq ft

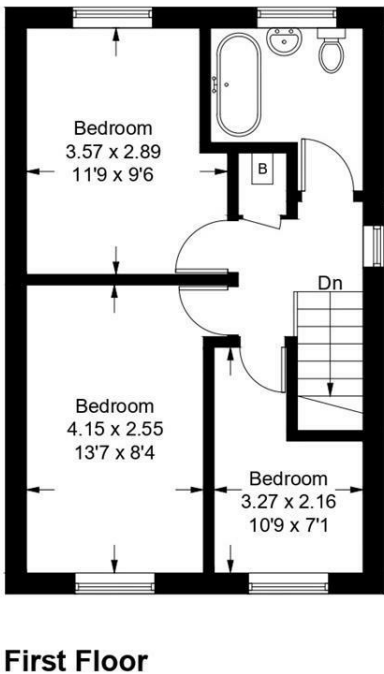
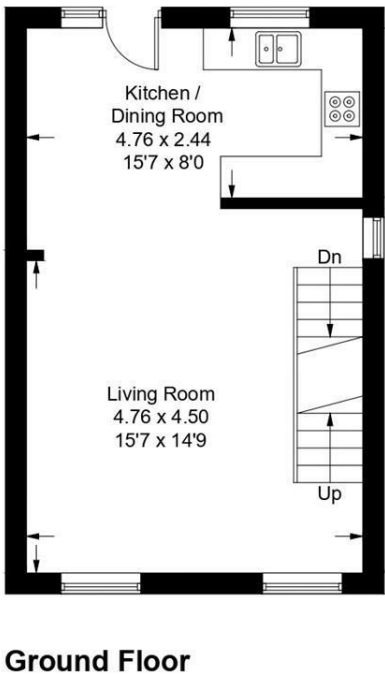
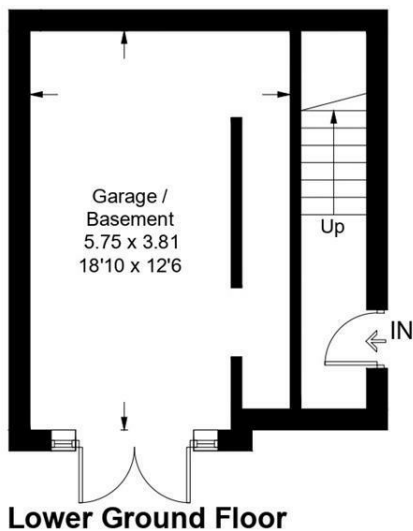


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