



47 Boscundle Avenue, Falmouth

£195,000 Freehold

One bedroom home with parking and garden with sea view and being sold with no onward chain.

Heather & Lay
The local property experts

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THE PROPERTY

Modern design and built this one bedroom home is on two levels and is in need of decorating and carpets. The owner may decide to fit a new kitchen but it's perfectly liveable "as is". There is gas central heating and parking for three vehicles (or space for a large shed). The garden faces towards the lighthouse and has a nice sea view. This property is being sold with no onward chain. We have produced a detailed walk-through, talk-through video tour....please click on the link.

THE LOCATION

Located in the popular Goldenbank area tucked away on a small cul-de-sac on Boscundle Avenue and approximately 1.5 miles from central Falmouth. Swanpool Nature Reserve, Beach and lake can be found along a leafy tree-lined public footpath within 0.6 miles. There is a regular bus service providing access to the Moor and Penmere Train Station is approximately 0.8 miles providing access both into Falmouth Dell, The Docks, Penryn and onto Truro, with links to Penzance, London Paddington and other principal areas. Boslowick shops, petrol station, amenities and the early til late Co-op are all within a short walk away from the property.

- One-bedroom semi-detached house
- Spacious kitchen/diner
- Garden with sea glimpses
- UPVC double glazing & gas central heating
- Parking for multiple vehicles
- Popular location near beach & golf course
- No onward chain

Council Tax band: A

Tenure: Freehold

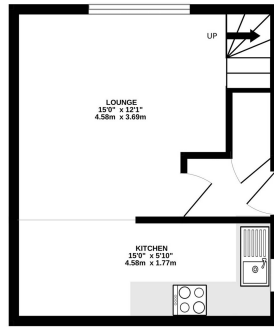
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

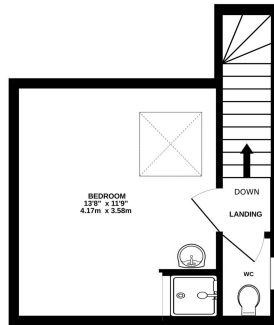
Services: mains electricity, gas, water & drainage



GROUND FLOOR
270 sq.ft. (25.0 sq.m.) approx.



1ST FLOOR
219 sq.ft. (20.4 sq.m.) approx.



TOTAL FLOOR AREA - 489 sq.ft. (45.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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ANTI-MONEY LAUNDERING REGULATIONS - Purchasers

We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for this process and any ongoing monitoring is carried out correctly, the initial AML checks are processed on our behalf by CREDAS. A cost of £20 (excl. VAT) will be payable by each purchaser at point of an offer being agreed. Credas will send you a payment link to complete this within the Credas app. This payment is non-refundable.

PROOF OF FINANCE - Purchasers

Before an offer is formally agreed, we will require proof of your financial ability to purchase. Again, we ask for your cooperation on this matter to avoid any unnecessary delays in issuing a memorandum of sale.

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