



## 17 Church Way, Falmouth

Guide Price £250,000 Freehold

Spacious 2-bed bungalow, gardens to front & rear & driveway parking leading to a single garage. Needing modernisation but with the advantage of double glazing & gas central heating. Close to local amenities, shops & on a regular bus route. No onward chain.

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## THE PROPERTY

Bungalows in Church Way are always popular with buyers appreciative of its good location and generous spacing and garden size, consistent with many homes built in the 1970's. Number 17 is set nicely back from the Close road with established front garden and plenty of green space around. The driveway parks three cars in tandem, leading to a single garage. The property has been cared for but requires some modernisation although with the distinct advantage of UPVC double glazing and a gas boiler fuelling radiator central heating and hot water supply. A sun porch at the front is a welcome addition and one of the two bedrooms leads out to the rear garden via sliding patio doors. The rear garden is level and enclosed with some fine established shrubs, a terrace and good privacy. On the roof, solar panels have been installed at number 17 and are owned by Free Solar Ltd, a subsidiary of AVIVA. We understand from a local independent mortgage advisor that this arrangement will be acceptable to several lenders. The property is being sold with the benefit of no onward chain.

## THE LOCATION

Church Way is a popular Close of mainly bungalows located on Falmouth's outskirts, close to local amenities and shops and on a regular bus route. Two primary schools are nearby and there are shops at Boslowick including the excellent early 'til late Co-op. From here, there is a delightful streamside walk to Swanpool Nature reserve and beach.

- Semi-detached bungalow
- Popular Close on edge of town
- Two double bedrooms
- Sitting/dining room
- Fitted kitchen
- Sun porch
- Gas fired central heating & UPVC double glazed windows
- Requiring some updating
- Garage & 2/3 car driveway

## ACCOMMODATION IN DETAIL

(ALL DIMENSIONS ARE APPROXIMATE)

Obscure UPVC double glazed door into.....

### SUN PORCH

Block built. UPVC double glazed windows to South and West overlooking the garden. Radiator. Ceramic tile floor. Archway into....

### KITCHEN

Two UPVC double glazed windows to side. Base an eye level cupboards, roll top work surfaces and inset stainless steel sink and drainer with mixer tap. Ceramic tile splashback. Serving shelf and hatch. Multipane door to....

### SITTING/DINING ROOM

UPVC double glazed window to front. Radiator. Wall mounted electric coal effect fire. White panelled door to....

### INNER HALL

Access to loft. White panelled doors to two bedrooms and....

### SHOWER ROOM/WC

Corner shower cubicle, 'Mira' electric shower, hand basin with cupboard beneath. WC. Obscure UPVC double glazed window to side. Partial wall tiling. 'Glow Worm' gas fired boiler fueling radiator central heating system.

### BEDROOM ONE

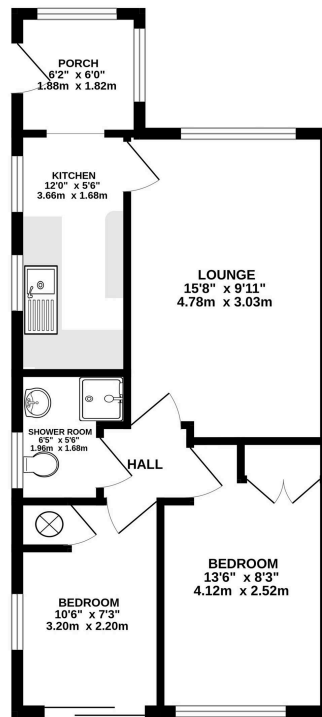
Fitted wardrobes. UPVC double glazed window to rear. Radiator.

### BEDROOM TWO

UPVC double glazed window to side and sliding patio doors to rear. Airing cupboard housing insulated hot water tank and immersion. Radiator.



GROUND FLOOR  
484 sq.ft. (45.0 sq.m.) approx.



TOTAL FLOOR AREA : 484 sq.ft. (45.0 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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### FRONT GARDEN

Grassed front garden with shrub borders including a fine camellia, azalea and rosemary.

### REAR GARDEN

A rather nice, level and enclosed garden, part laid to lawn with some fine shrubs and areas of paved and slate terraces. Clothes line. Water butt. Further area ideal for compost. Several camellia. Access via sliding patio doors into the accommodation. Outside light. Solar panels.

### SINGLE GARAGE

16' 10" x 8' (5.13m x 2.44m) Fibreglass up and over door.

### DRIVEWAY PARKING

Driveway to park 2/3 cars in tandem leading to the garage.

### AGENTS NOTE

The bungalow has solar panels fitted to its roof. These panels are leased and owned by Free Solar Ltd, a subsidiary of AVIVA.

Council Tax band: B

EPC Energy Efficiency Rating: C

Services: Mains electricity, gas, water & drainage.

These particulars are set out as a general outline in accordance with the Property Misdescriptions Act 1991) only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.