



53 Ferndale Road, Falmouth, TR11 4HU

Guide Price £275,000

Located just half a mile from Swanpool Beach and on the doorstep of the 'outstanding' Marlborough primary school, is this 2 double bedroom terraced home. Now requiring a scheme of updating and modernisation, the light and bright accommodation comprises on the ground floor: entrance hallway, dual aspect living room with patio doors leading out to the garden, kitchen/breakfast room, utility/store room and a versatile study/occasional bedroom 3. On the first floor are 2 good size bedrooms and a family bathroom. The enclosed rear garden is south-easterly facing, providing both a lawn and patio seating area. With the beach just a short 10 minute walk away, Ferndale Road is also within easy reach of the town and its many independent shops, restaurants and bars. An ideal family home, being sold with no onward chain.

Key Features

- 2 bedroom home
- Popular residential location, less than a mile from the town centre
- Within 10 minute's walk of Swanpool Beach
- Enclosed south-east facing garden
- Ground floor study/play room
- Requiring updating and modernisation
- Close to junior schooling
- EPC rating D



THE ACCOMMODATION COMPRISES

Obscure double glazed front door to the:-

ENTRANCE HALLWAY

Cupboard housing electric meter. Wall-mounted central heating thermostat, radiator. Doors to living room and kitchen. Stairs rising to the first floor, with under-stair recess housing gas meter.

LIVING ROOM

A light and bright reception room with large double glazed window to the front aspect and double glazed patio doors to the rear, opening out onto the south-east facing garden. Chimney breast with former fireplace (currently boarded). Radiator, television and broadband points.

KITCHEN/BREAKFAST ROOM

Located to the rear of the property, with double glazed door giving access to the garden and providing space for a small dining table. Requiring refurbishment, the kitchen currently offers basic eye and waist level units incorporating a stainless steel sink/drainage unit with mixer tap, a section of rolltop worksurface with tiled splashback, space for cooker with electric cooker point, space and plumbing for washing machine or dishwasher. Radiator. Doors to utility room and the study/occasional bedroom three.

UTILITY ROOM

Currently providing an area of storage with space for a fridge/freezer, power and light, and the potential to provide plumbing for a washing machine. External door to the front aspect providing an alternative entrance, ideal for those with pets.

STUDY/OCCASIONAL BEDROOM THREE

A versatile room with double glazed window overlooking the south-east facing rear garden, ideal for those requiring a study, guest bedroom, snug, or children's playroom.

FIRST FLOOR

LANDING

Doors to bedrooms and family bathroom. Double glazed window to the rear aspect.

BEDROOM ONE

A large, light and bright dual aspect room, with large double glazed windows to both the front and rear aspects, overlooking the garden and Falmouth Cemetery behind, with a view through the trees to Swanpool Nature Reserve in the distance. Range of built-in wardrobes and cupboards housing Vaillant gas combination boiler, servicing domestic hot water and heating. Radiator, ceiling light.

BEDROOM TWO

A second double bedroom with large double glazed window to the front aspect. Radiator, ceiling light, loft hatch.

FAMILY BATHROOM

A white suite comprising panelled bath with Triton electric shower and panelled surround, pedestal wash hand basin with twin hot and cold taps, and low flush WC. Part-tiled walls, radiator, ceiling light. Obscure double glazed window to the rear aspect,

THE EXTERIOR

TO THE FRONT

A small area of garden with raised flower beds containing shrubs and trees. Bin store recess with external power point.

TO THE REAR

A good sized south-east facing enclosed garden providing an area of patio, ideal for entertaining, and extending to an area of lawn with raised flowerbed.

GENERAL INFORMATION

SERVICES

Mains electricity, water, drainage and gas are connected to the property. Telephone points (subject to supplier's regulations). Gas fired central heating.

COUNCIL TAX

Band B - Cornwall Council.

TENURE

Freehold.

VIEWING

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



Floor Plan

