Kimberley's

The adventure starts Here...



33 Bosmeor Road, Falmouth, TR11 4PT

Guide Price £360,000 Freehold

This 1960's built three bedroom/two bathroom semi detached house sits in an elevated and enviable location at Bosmeor Road, widely accepted as one of the best road on this Grey Connolly development, enjoying a delightful garden, garage and parking with views across Swanvale to Falmouth Bay with Pendennis Castle and keep in the distance.

- A Gray Connolly built semi detached home
- Three bedrooms, two bathrooms
- UPVC double glazing
- A generous rear garden.
- Set in a very popular favoured location
- Spacious and well proportioned accommodation
- Gas central heating
- Garage and driveway with parking for two cars
- Elevated sea views, with Pendennis Castle in the distance
- Vacant possession with no onward chain

Bedrooms: 3 | **Bathrooms:** 2 | **Receptions:** 1

This house comes to the market with the added advantage of vacant possession with 'no onward chain'. The property offers spacious and well proportioned accommodation throughout with an additional ground floor shower room, UPVC double glazing and gas central heating. There is further scope to improve the property to ones own taste and style.

Falmouth's popular and bustling town centre and waterside districts are a short distance away with an excellent blend of shops and high street names together with an eclectic selection of multi national restaurants, bars, coffee houses, art galleries and the Poly Centre, multi screen cinema and at the far end of the town the National Maritime Museum. The town plays host to a variety of food and music festivals throughout the year which prove popular with locals and visitors alike. The town has the third national deepest harbour in the world providing excellent water sport facilities with Falmouth Docks and Pendennis Shipyard nearby. There is a good local schooling with primary and secondary education and various university campuses.

THE ACCOMMODATION IN DETAIL
(All dimensions approximate)
From Bosmeor Road a driveway that provides parking for two vehicles that leads to a garage with a lawned garden and patio to the side. A pathway leads to the front door.

UPVC DOUBLE GLAZED FRONT DOOR
With double glazed panel and letter box, opening onto:

MAIN HALLWAY
Housing a coat cupboard, storage with a clothes rail, textured ceiling with ceiling light, closed tread staircase leading to the first floor, door to useful storage cupboard and door to dining area.

LOUNGE/DINER - 6.86m x 5.49m (22'6" x 18'0") Total
L-Shaped room with one area flowing into the other.

LIVING ROOM - 3.96m x 3.05m (13'0" x 10'0")
A large picture double glazed window overlooking the front garden allowing a good degree of light, radiator, feature fireplace with bricks surround, timber mantlepiece and tiled surround, with a real flame gas fire (currently not in use), an alcove with shelving, textured cove ceiling with ceiling light. This area flows into the dining area.

DINING AREA - 2.74m x 5.49m (9'0" x 18'0")
With feature UPVC double glazed patio doors opening onto a raised rear patio and steps to the garden, enjoying fine views towards the sea, a second UPVC double glazed window with similar garden views, radiator, textured ceiling with ceiling light, door to storage cupboard and door to lobby.

LOBBY
Textured ceiling with ceiling light, door to a shower room, integral garage and kitchen.

KITCHEN - 2.95m x 2.95m (9'8" x 9'8")
A traditional wood style kitchen with a range of wall and base units with wooden doors and metal furniture, wrap around marble effect roll top work surface, tiled splash back incorporating a stainless steel sink with drainer and mixer tap, recess for cooker and hob, recess for fridge freezer and recess and plumbing for a washing machine. Wall mounted Valliant combi boiler providing domestic hot water and central heating, UPVC double glazed window with outlook over the garden, Pendennis Castle and the sea in the distance, vinyl floor, radiator, textured cove ceiling with strip light, UPVC double glazed door opening onto the rear patio and gardens.

GROUND FLOOR SHOWER ROOM
Comprising a three piece suite with tiled shower cubicle with recent Mira electric shower, pedestal hand wash basin, low level wc, textured ceiling with light, and extractor fan, radiator, medicine cabinet and vinyl floor.

STAIRS AND LANDING
A closed tread staircase leads to a galleried style landing with UPVC double glazed window with outlook to the side, door to an airing cupboard housing a lagged hot water tank with emersion, textured ceiling with light, loft trap with access to the roof space, doors to the bathroom and three bedrooms.

BATHROOM
Comprising of a three piece suite with a panelled bath with shower over, pedestal hand wash basin, low level wc, tiled walls, two UPVC frosted double glazed windows, radiator, textured ceiling with extractor and finished with a vinyl floor.

BEDROOM ONE - 4.04m x 3.05m (13'3" x 10'0")
A generous double bedroom with a UPVC double glazed window overlooking the front garden, radiator, textured cove ceiling with ceiling light, and wall mounted reading light.

BEDROOM TWO - 3.66m x 2.62m (12'0" x 8'7")
UPVC double glazed window with fine views over Falmouth bay and Pendennis Castle in the distance, radiator, plastered ceiling with ceiling light.






BEDROOM THREE - 2.36m x 2.36m (7'9" x 7'9")
UPVC double glazed window with outlook to the front, radiator, plastered ceiling with ceiling light.

GARAGE - 5.44m x 3.2m (17'10" x 10'6")
A generous garage with an up and over door, light, power and door to the rear.

PARKING
To the front of the property there is a driveway which provides parking for a number of cars.

GARDENS
To the front of the property there is a lawned garden and patio area. The rear gardens are a true delight with a raised patio area with metal railings, steps leading down to an enclosed lawned garden with plant and shrub borders, steps down to a garden shed and a former vegetable patch.

GARDEN SHED
Of timber construction.

COUNCIL TAX
BAND C

SERVICES
Mains drainage, water, electricity and gas.

MONEY LAUNDERING
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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