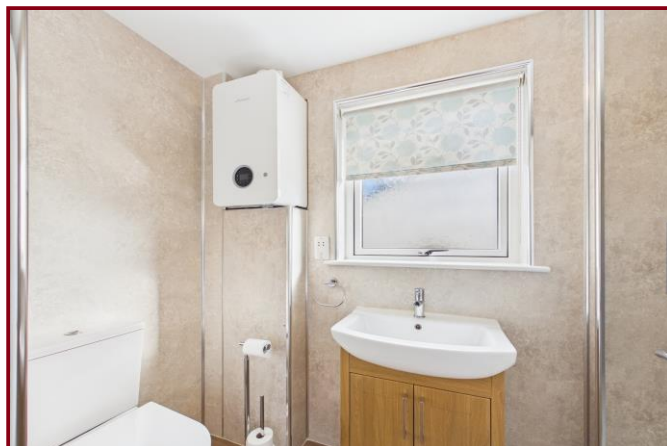




**MAP estate agents**  
Putting your home on the map

**Longfield,  
Falmouth**

**£255,000  
Freehold**





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Falmouth**

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## **Property Introduction**

This immaculately presented semi-detached bungalow is located in a quiet cul-de-sac towards the end of the Longfield development.

The bungalow is light and bright and ready to move into and was extensively upgraded in 2020 with the bathroom and kitchen being refitted, replacement laminate flooring and an upgraded boiler and electrics.

The accommodation comprises of a lounge, a fitted kitchen with a 'Wren' boiling water tap, two bedrooms and a well fitted shower room.

To the outside the rear garden is enclosed with a greenhouse. There is also a garage with an electric up and over door with power and plumbing. The driveway provides parking for several cars.

## **Location**

Longfield is an established residential development with pathways and green areas for dog walking and has primary schools close by making it a popular area for families. Falmouth is a popular maritime town which boasts an array of local independent shops along with some well known national brands. With its four popular beaches - Gyllyngvase, Castle, Swanpool and Maenporth it is ideal for those who enjoy water sports with a beautiful coastline offering delightful scenery.

Falmouth is known for its famous harbour, being the third natural deepest harbour in the world and the deepest in western Europe. It is also home to the National Maritime Museum and has hosted the Tall Ships Race on many occasions. Local schools enjoy an excellent reputation with out of town supermarkets being located nearby whilst the cathedral city of Truro is also within a reasonable travelling distance and is the main centre in Cornwall for business and commerce.

## **ACCOMMODATION COMPRISES**

Composite front door with glazed panels and spyhole opening to:-

### **OPEN VESTIBULE 5' 8" x 3' 8" (1.73m x 1.12m)**

Space for coat and shoe storage. Opening to the:-

### LOUNGE 16' 0" x 9' 11" (4.87m x 3.02m) maximum measurements

Double glazed window to front elevation with fitted blind. Radiator. Laminate flooring. Opening to inner hallway and opening to:-

### KITCHEN 8' 3" x 5' 6" (2.51m x 1.68m)

Double glazed windows. A beautifully fitted kitchen with a range of Shaker style wall and floor mounted units with worktop over with matching upstands and incorporating a stainless steel sink and drainer with a boiling water tap. Integrated oven with hob over and extractor over. Integrated fridge.

### INNER HALLWAY

Loft access. Doors opening off to:-

### BEDROOM ONE 13' 2" x 8' 5" (4.01m x 2.56m) maximum measurements

Double glazed window and radiator.

### BEDROOM TWO 7' 11" x 7' 2" (2.41m x 2.18m) plus door recess

Obscured double glazed door opening to the garden. Radiator.

### SHOWER ROOM

Obscured double glazed window. Low level WC, vanity wash hand basin and walk-in double shower with concealed controls and folding hinged glazed door. Heated towel rail, wall mounted 'Worcester' boiler and extractor fan.

### REAR GARDEN

The rear garden is enclosed with a patio, lawn, flower beds and a greenhouse. Outside tap. Pedestrian gate to side leading to the:-

### OUTSIDE FRONT

To the front of the property is a driveway providing parking for several cars which leads to the garage. There is a gravelled low maintenance small garden with steps with pathway and handrail leading to the front entrance.

### GARAGE 17' 1" x 7' 11" (5.20m x 2.41m)

Electric up and over door. Power, light and plumbing connected.

### SERVICES

Mains electric, mains water, mains drainage and mains gas.

### AGENT'S NOTES

The property is Council Tax band 'B'. The doorbell and smoke alarm are wired to the mains electric.

### DIRECTIONS

Proceeding along Bickland Water Road towards Falmouth Business park turn left into Mongleath Road and first left into Longfield beside St Francis School. Proceed down the hill towards the bottom, the numbers are on a sign at end of each close. The cul-de-sac is on the left and the bungalow is on the left hand side. If using What3words:-digs.banana.clock

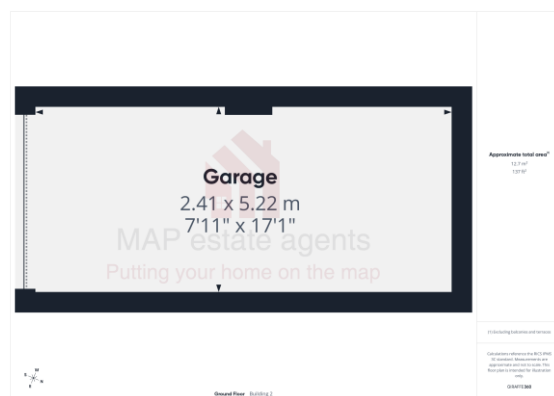
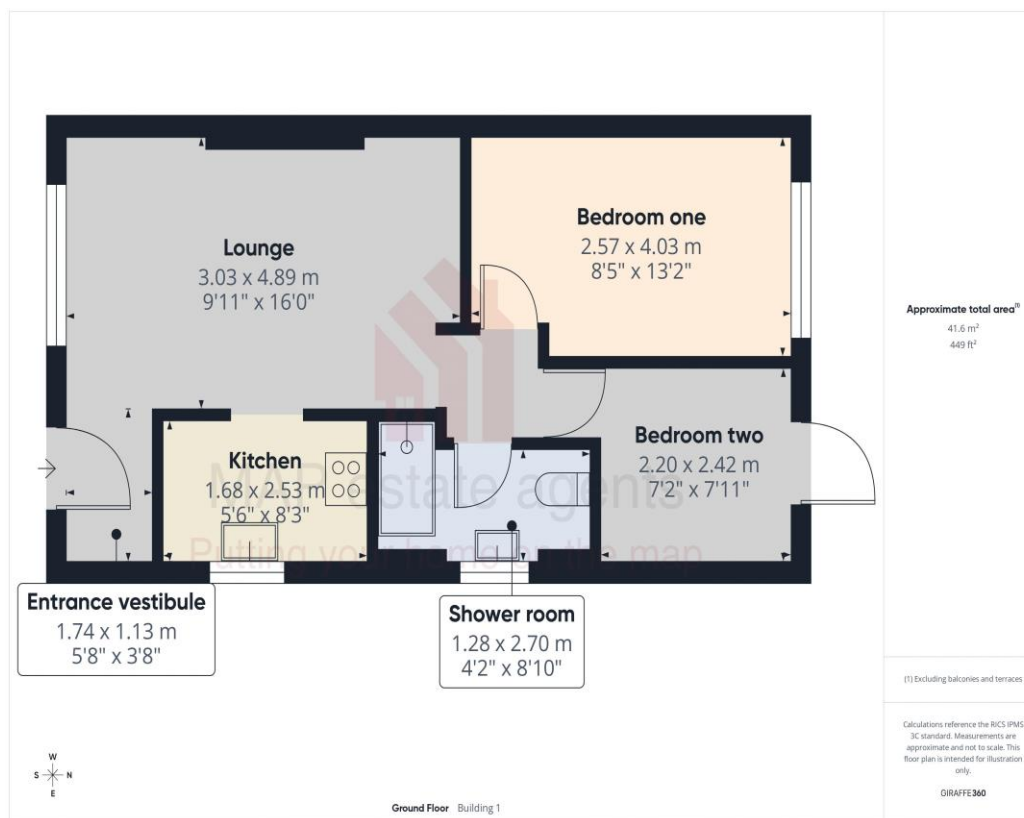


| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92+) A                                     |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   | 73                      | 80        |
| (55-68) D                                   |                         |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |



## MAP's top reasons to view this home

- Immaculate semi-detached bungalow
- Cul-de-sac position
- Updated lounge/diner
- Updated kitchen
- Beautifully fitted shower room
- Two bedrooms
- Gas central heating
- Enclosed rear garden with greenhouse
- Garage with electric door and plumbing for utilities
- Driveway parking for several cars



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