



MAP estate agents
Putting your home on the map

Venton Road
Falmouth

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Falmouth

Falmouth School 1 mile | Falmouth Moor (town centre) 1.5 miles | Gyllyngvase Beach 1.9 miles | Truro 12 miles | Newquay Airport 26 miles | Plymouth 70 miles | Exeter (M5) 101 miles (Distances are approximate)

This detached bungalow has been updated and extended by the current owners to provide a spacious modern style home with light and bright accommodation and a lovely garden to the rear with wooded backdrop.

Entrance Hallway | Lounge | Dining Room | Kitchen/breakfast room | Conservatory | Utility | Shower room | Two ground floor bedrooms | First floor bedroom | Cloakroom | Office | Part finished extension (to be principal bedroom with en-suite) | Garage and driveway parking | Delightful gardens

£499,000

Freehold



Property Introduction

Located in a popular residential area with a lovely green vista for the backdrop, the property has been updated and well maintained. There is an extended and spacious modern kitchen with a separate utility, lounge, dining room (both with permission to extend) and conservatory that looks out onto the lovely garden and woods.

There are two ground floor bedrooms and modern shower room with a further bedroom, office and cloakroom to the first floor. In addition, there is a partially completed principal bedroom, which is designed to have an en-suite and a walk-in closet.

To the front of the property there is brick paviour driveway parking and a garage. The stunning rear garden has been the owner's pride and joy over the years and it shows with a beautifully arranged garden with terrace, many different areas to enjoy, vegetable beds, fruit trees, summerhouse, shed, wildlife pond and an abundance of established plants and trees.

This is a must see!!!!

Location

Venton Road is a cul-de-sac of similarly detached bungalows built in the early 1960's. The area is very popular, being quiet, on a bus route and on this side of the road, the properties have good size gardens.

The town of Falmouth is about one and a half miles away by car although a footpath via the

neighbouring Polventon Close means by foot it is closer which also makes the Doctors surgery closer.

Access out of Falmouth is easy with the bypass only a couple of minutes' drive away and the nearby Secondary School is very convenient for families.

ACCOMMODATION COMPRISES

Double glazed entrance door with glazed side panel opening to:-

HALLWAY

Staircase to the first floor. Coat storage cupboard, airing cupboard and radiator. Doors opening off to:-

KITCHEN/BREAKFAST ROOM 20' 2" x 10' 9" (6.14m x 3.27m) maximum measurements

A generous dual aspect room with a range of wall and floor mounted white high gloss units with worktop over incorporating a double sink and drainer and a breakfast bar peninsula with storage, drawers and shelves, wine rack and a five burner gas hob with extractor hood over. Spot lighting and stable door to outside. Range of pull out larder style cupboards to one wall with soft close drawers, integrated fridge, integrated freezer and built-in 'Bosch' double oven with warming drawer below. Integrated dishwasher and three radiators. Part glazed door opening to the:-

UTILITY ROOM 10' 2" x 7' 6" (3.10m x 2.28m) maximum measurements

Range of wall and floor mounted units with worktop over incorporating a sink and drainer with tiled splashbacks. Space for washing machine and space for tumble dryer and useful shelving. Broom cupboard and extractor fan. Coat and shoe storage, spotlights and radiator. Double glazed door to outside and courtesy door to garage.

Returning to hallway, door into:-

LOUNGE 14' 10" x 9' 3" (4.52m x 2.82m)

Double glazed window to conservatory and garden beyond. Radiator. Opening to the:-



DINING ROOM 11' 7" x 10' 6" (3.53m x 3.20m)

Double doors opening to the conservatory. Radiator. Door to hallway.

CONSERVATORY 31' 3" x 6' 10" (9.52m x 2.08m)

A lovely light and bright room with double glazed windows and double doors providing a lovely view over the gardens. Laminate flooring, two radiators and polycarbonate roof.

Returning to hallway, doors off to:-

BEDROOM ONE 11' 9" x 10' 11" (3.58m x 3.32m)

Double glazed window. Radiator and fitted wardrobes and drawers.

BEDROOM THREE 11' 7" x 7' 8" (3.53m x 2.34m)

Double glazed window and radiator.

SHOWER ROOM

Tiled flooring, splash boarding to walls, oversize walk-in shower cubicle housing electric 'Mira' shower, low level WC and wall hung wash hand basin, Heated towel rail, storage cupboards, shelving, wall mounted mirror and extractor fan. Obscured double glazed window.

FIRST FLOOR LANDING

Loft hatch. Doors off to:-

BEDROOM TWO 12' 5" x 10' 6" (3.78m x 3.20m)

Radiator. Velux window and fitted blind. Access to eaves storage.

CLOAKROOM

WC and wall hung wash basin, towel rail and mirror. Half tiled surround and eaves storage

OFFICE 10' 4" x 8' 2" (3.15m x 2.49m)

Velux window with blind and radiator.

EXTENSION (part finished) 30' 4" x 12' 11" (9.24m x 3.93m)**Reduced head height to two sides**

New joists, new floor and two Velux windows. Insulated as per the plans and building regulations, partially completed this is designed to be a principal bedroom en-suite. Eaves storage

OUTSIDE FRONT

To the front of the property is a low wall with double gates providing access to the brick paviour driveway which provides parking for several vehicles. Courtesy outside sensor lighting, covered storm porch to front entrance door. Raised bed with range of shrubs and plants. Outside tap, bin storage, pedestrian gate to side and access to the:-

GARAGE 16' 10" x 11' 8" (5.13m x 3.55m)

Wall mounted 'Worcester Bosch' boiler (installed in February 2026), electric lighting, shelving and electric roller door. Pedestrian door to utility.

REAR GARDEN

A pathway from the front provides access to the rear garden via a pedestrian gate. The south facing rear garden is enclosed and provides a view over Tregonigge Woods. Immediately to the rear of the property is a terrace with steps leading from the conservatory there is outside lighting and a lawn, a range of established plants and is arranged in levels with shallow steps, lighting and pathways leading through with several seating areas. There is a summerhouse with power and light. Range of established plants and seasonal flowers, cherry blossom, deck, trees and plants. Raised vegetable beds and a pagoda, apple and pear trees and a gate leading to a further area of garden. Storage shed and space for greenhouse. There is a wildlife area of the garden plus a stream and pond.

AGENT'S NOTES

The Council Tax band for the property is band 'D'. There is currently active planning permission ref: PA10/07064 for an extension to the kitchen (completed) and add a new garage and utility (completed) and to extend at the rear to make the lounge larger, put in a new staircase and two bedrooms upstairs, work on this has been started. A copy of the plans and relative paperwork is available from our office upon request.

SERVICES

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





MAP's Top reasons to view this home

- Located on a popular road
- Detached bungalow with planning permission to extend
- Three bedrooms, part completed further en-suite bedroom
- Beautiful extended kitchen and utility
- Lounge and separate dining room, scope to extend
- Ground floor shower room and first floor cloakroom
- First floor office
- Conservatory leading out to stunning garden
- Beautiful generous gardens with terrace and summerhouse
- Garage and driveway parking for several cars

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Ground Floor

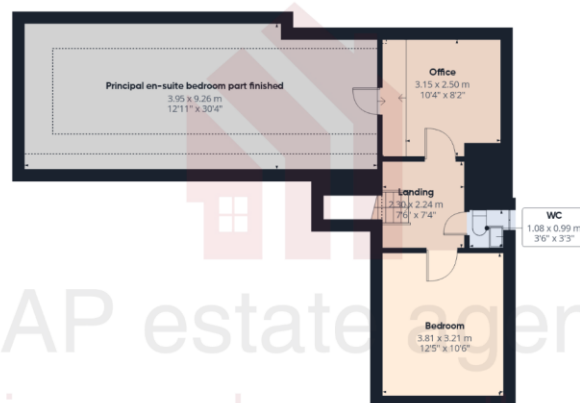
Approximate total area⁽¹⁾

184.5 m²
1982 ft²

Reduced headroom

15.6 m²
168 ft²

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Floor 1

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



01209 243333 (Redruth & Camborne)
01736 322200 (St Ives & Hayle)

01326 702400 (Helston & Lizard Peninsula)
01736 322400 (Penzance & surrounds)

01326 702333 (Falmouth & Penryn)
01872 672250 (Truro)

Gateway Business Park, Barncoose, Cornwall TR15 3RQ

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