

FOR SALE

Guide Price £340,000 Freehold



*Estate Agents*

**Lewis Haughton**

**121 Boslowick Road, Falmouth,  
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## ABOUT THE PROPERTY

### THE PROPERTY

A well presented three bedroom link semi detached house with attached garage, long driveway, and beautifully stocked lawn gardens to front and rear with delightful sitting out area at the sunny rear southeast facing gardens.

Built around 1960 by respected builders, Connolly Gray, the property has painted rendered elevations beneath a tiled pitched roof with shared central chimney stack, and the accommodation is warmed by gas central heating and benefits from majority PVCu double glazed windows.

In summary the accommodation comprises reception hall, sitting/dining room (22ft long), fitted kitchen, attached garage with utility facilities, small rear glazed entrance porch, three first floor bedrooms, family bathroom and separate cloakroom WC.

We recommend arranging a viewing appointment to appreciate the potential this property has to offer and pleasant view to the rear. Many buyers will also appreciate the advantage of no onward chain.

### LOCATION

Falmouth is often voted within the top 10 of the best towns to live in the whole of the UK having a wide range of amenities including a delightful golf course, the acclaimed National Maritime Museum, many charming unique and independent shops and wide range of pubs, restaurants, cafes and bars. It is a colourful harbourside town boasting the third deepest natural harbour in the world which plays host to a multitude of national marine activity and sailing events including the Tall Ships Regatta. Numerous local amenities nearby, including the local Co-operative stores, Boslowick parade of shops, and the petrol station/general store at the bottom of Penmere Hill. Penmere railway station connects Falmouth to the cathedral city of Truro, which in turn provides access to the main line to London Paddington. A regular local bus service is available along Boslowick Road. Additionally, there are three local primary schools

## FEATURES

- No onward chain
- Well presented family Property
- Lovely view to rear
- Gas fired central heating.
- Sunny rear gardens sloping gently to the southeast
- Long driveway - parking for two cars
- Attached garage
- Favoured location



## GROUND FLOOR

### FRONT APPROACH

Covered porchway with clay tiled step and outside light and attractive obscure glazed wooden front door lead to

### Entrance Hall

Staircase rising to first floor, cloak cupboard, radiator and under stairs cupboard (housing gas meter).

### Sitting/Dining Room

6.74m x 3.42m (22' 1" x 11' 3") (Narrowing to 9'11") Dual aspect light and airy room with large picture window to front and sliding patio doors, leading to the delightful enclosed sunny rear gardens. Radiator, gas fire with back boiler providing gas central heating central heating and domestic hot water. Textured and coved ceiling, serving hatch from kitchen.

### Fitted Kitchen

2.62m x 2.33m (8' 7" x 7' 8") Attractive kitchen comprising a good range of floor and wall mounted white drawers and cupboards with roll edge work surfaces, stainless steel sink and swan neck style mixer tap, extractor hood, space for cooker, space for fridge freezer, tiled floor, textured ceiling, views to the beautiful rear gardens through the PVCu double glazed south east facing window. Door to garage

## FIRST FLOOR

### Rear Sun Porch

2.71m x 1.68m (8' 11" x 5' 6") Large glazed window enjoying the views of the garden, door to outside, tiled floor, corrugated translucent roof.

### Landing

Loft access hatch, window to side. Doors to:

### Bedroom 1

4.05m x 3.04m (13' 3" x 10' 0") Large casement PVCu window to front elevation, radiator coved ceiling.

### Bedroom 2

3.04m x 2.66m (10' 0" x 8' 9") Large casement PVCu window to rear enjoying views to the gardens and attractive wooded surroundings, radiator, fitted wardrobe with further storage above.

### Bedroom 3

2.4m x 2.37m (7' 10" x 7' 9") PVCu double glazed window to front, radiator, box area providing headroom for stairs beneath.

### Bathroom

1.66m x 1.48m (5' 5" x 4' 10") white suite comprising sink and wash hand basin, panelled bath with mixer tap shower attachment and further Mira 'Sprint' electric shower over, complementary ceramic tiling to walls, radiator, obscure glazed PVCu window to rear, vinyl flooring.

### Cloakroom WC

1.66m x 0.83m (5' 5" x 2' 9") Obscure PVCu double glazed window to side, white finished low level flush WC, vinyl flooring,

## OUTSIDE

### Front Garden

The front garden has gently sloping lawn complimented by raised beds containing an array of flowering shrubs including Camelias and Azealea. Gently sloping driveway can easily park two cars and leads to the attached garage.



## ROOM DESCRIPTIONS

### Rear Garden

The rear garden enjoys a delightful paved area which proves to be a real sun trap, perfect for entertaining, and further areas of lawn are complimented by well established trees and shrubs including an apple tree, bay tree and apanthus.

At the bottom of the garden is a shed in need of repair and steps leading down to a rear path.

### Garage

5.45m x 3.14m (17' 11" x 10' 4") Concrete floor, electricity, light and water connected. Up-and-over door to front, stainless steel sink unit with storage beneath, roll edge work surface, space and plumbing for washing machine, electric smart meter. Steps to rear sun porch

### Council Tax Band

Band C

### Serivces

The following services are available at the property however we have not verified connection, mains electricity, mains gas, mains water, mains drainage, telephone (disconnected) subject to tariffs and regulations.

### Viewing

Strictly by appointment through the vendor's sole agents Lewis Haughton. Tel 01872 264120, info@lewishaughton.com

## AGENT'S NOTES

SERVICES: The following services are available at the property however we have not verified connection: mains electricity, mains water, mains drainage and mains gas.

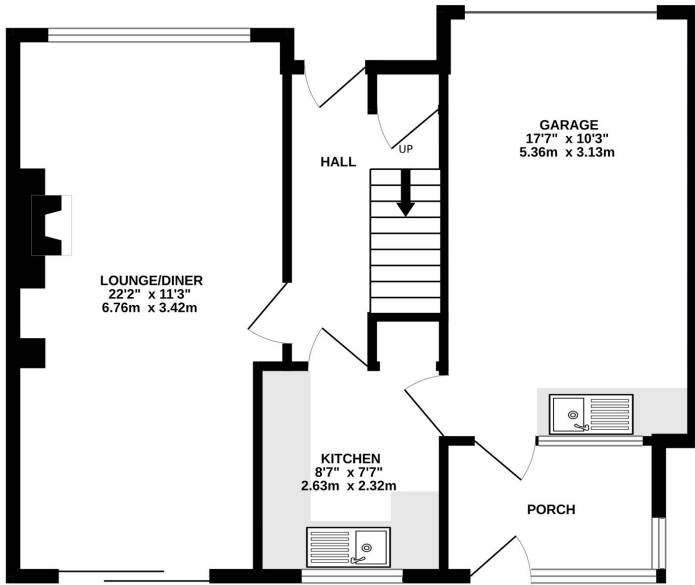
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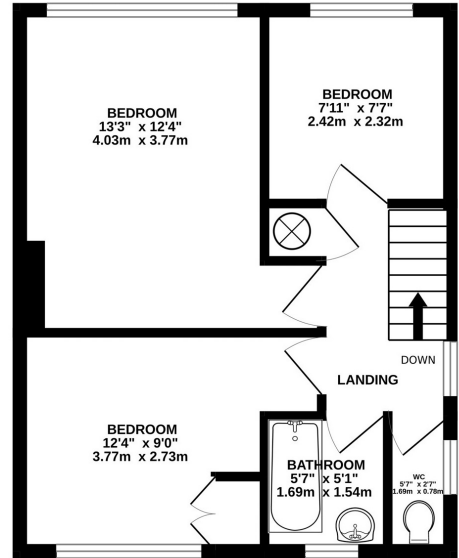


# FLOORPLAN

**GROUND FLOOR**  
603 sq.ft. (56.0 sq.m.) approx.



**1ST FLOOR**  
388 sq.ft. (36.0 sq.m.) approx.



**TOTAL FLOOR AREA : 991 sq.ft. (92.0 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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## EPC

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	56	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	