



**James Carter**  
& CO ESTATE AGENTS

3 Longfield, Falmouth, Cornwall TR11 4SJ



## PROPERTY DESCRIPTION

A sought after three bedroom semi detached home located within the very popular Longfield development in Falmouth. The property also has the added attraction of being offered for sale on a chain free basis at this time. The property may also provide potential to extend to the side subject to planning permission.

The property sits in an enviable position within a small cul de sac towards the top of the Longfield development. These initial properties within Longfield provide much more generous plot sizes along with driveway parking. This particular property sits within a favourable position, it enjoys an open outlook to the front and a private enclosed south facing garden to the rear.

Internally the property provides an open plan dual aspect living room and dining room, this room enjoying views over the surrounding area to the front and a south facing aspect over the garden to the rear. The ground floor also provides an entrance hallway plus the modern fitted kitchen that benefits from a fitted oven, hob and cooker hood. The first floor provides three bedrooms and a modern upgraded shower room, the main bedroom benefitting from fitted wardrobes and elevated views over the surrounding area.

Externally the property enjoys private south facing rear gardens that back onto the school fields of St Francis Primary School. At the front there are further lawned gardens along with a driveway, this driveway providing parking for two cars.

Once more, the property is being offered for sale with no onward chain. To avoid disappointment a viewing is very highly advised.

## FEATURES

- No Chain Sale
- Three Bedrooms
- Cul De Sac Location
- Driveway Parking
- Semi Detached Home
- South Facing Rear Garden
- Close To Primary Schooling
- Double Glazing





## ROOM DESCRIPTIONS

### Entrance Hallway

Double glazed door to the front, stairs ascending to the first floor landing, night storage heater, telephone point, part glazed double doors that open through to the living room.

### Living Room

4.60m x 3.45m (15' 1" x 11' 4") Double part glazed doors from the entrance hallway, double glazed window to the front overlooking the garden, focal point coal effect gas fire set within surround, coved ceiling, television point, access to under stairs storage cupboard, squared opening through to the dining area.

### Dining Area

2.82m x 2.01m (9' 3" x 6' 7") The dining area is accessed via a broad squared opening from the living room, double glazed window to the rear overlooking the garden, night storage heater, coved ceiling, glazed door through to the kitchen.

### Kitchen

2.64m x 2.23m (8' 8" x 7' 4") The kitchen comprises a range of modern beach effect floor wall and draw units with roll edged working surfaces over and part tiled surrounds, fitted Electrolux oven with Electrolux gas hob over and cooker hood above, inset stainless steel sink and drainer, space for washing machine, space for fridge freezer, double glazed window to the rear, double glazed door opening to the rear garden.

### Landing

Stairs that ascend from the entrance hallway, timber handrail and balustrade, door to airing cupboard containing hot water tank and shelving, access to lot space, doors from the landing that provide access to the three bedrooms and also to the shower room.

### Bedroom One

4.14m x 2.55m (13' 7" x 8' 4") A spacious double bedroom set to the front of the property, this room enjoying elevated views over the surrounding area in the direction of Trescobeeas Road in the distance. Double glazed window to the front with bar heater below, fitted double wardrobes to one wall with additional cupboards above.

### Bedroom Two

3.20m x 2.54m (10' 6" x 8' 4") A second double bedroom, this time being set to the rear of the property, this room enjoying views over the rear garden and towards the Playing field of St Francis primary School.

### Bedroom Three

2.51m x 1.75m (8' 3" x 5' 9") A third single bedroom that is set to the front of the property, this room once more enjoying views over the surrounding area towards Trescobeeas Road in the distance, double glazed window to the front.

### Shower Room

The shower is fitted with a modern white suite that comprises a spacious shower enclosure with inner tiled walling and Mira sport shower over, pedestal wash hand basin with tiled surrounds, low level WC, extractor fan, double glazed window to the rear.

### Driveway

The property benefits from a double length driveway, this providing space for two cars to be parked in a tandem fashion. It may also be possible to lengthen this driveway down the side of the property with the removal of a small section of fencing and walling, this would provide access to a hard standing area at the side of the property, therefore providing an extra space for parking.

### Gardens

The property features an area of lawned garden to the front, this area of garden being bounded to the front by a gravel bed. The front garden also has hedging along the boundary with the neighbouring property. Access can be gained around the side of the property via a timber gateway to a hard standing area where there are two timber sheds.

The rear garden enjoys a south facing aspect and therefore enjoys a majority of the days sunshine. The garden has been landscaped to provide two different areas, there is a lower paved patio area that can be accessed from the kitchen, this area having a walled surround with raised beds over and steps set to one side that access the upper garden area. The upper garden area is mainly laid to lawn with a centrally positioned greenhouse, the rear garden is enclosed by timber fencing to the side and rear. This upper area of garden once more enjoying the south facing aspect and views to the school playing fields at the rear.

### Additional Information

Tenure - Freehold.

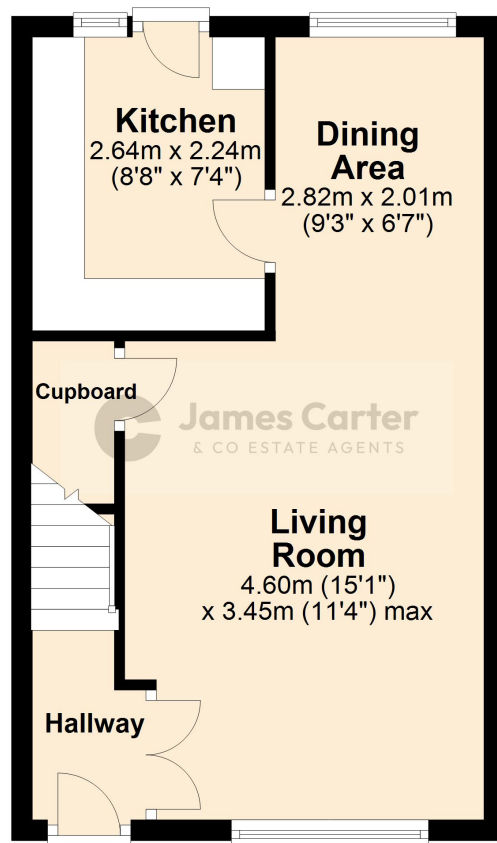
Services - Mains Water, Drainage, Gas And Electricity.

Council Tax - Band B - Cornwall Council.

# FLOORPLAN

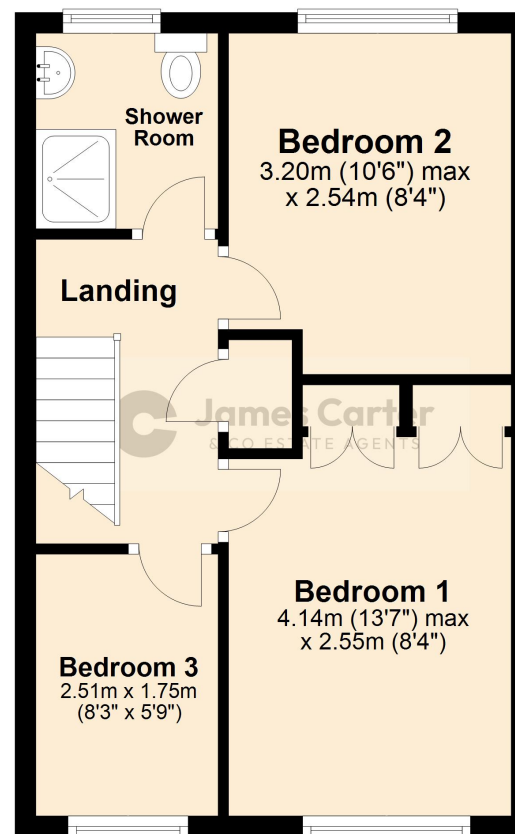
## Ground Floor

Approx. 32.2 sq. metres (346.9 sq. feet)



## First Floor

Approx. 34.0 sq. metres (366.0 sq. feet)



Total area: approx. 66.2 sq. metres (712.9 sq. feet)

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