



James Carter
& CO ESTATE AGENTS

£340,000 Freehold



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41 Bosmeor Road, Falmouth, Cornwall
TR11 4PT



PROPERTY DESCRIPTION

We are delighted to be able to offer for sale one of these incredibly sought after two double homes located on Bosmeor Road, Falmouth. This particular property benefits a deceptively spacious corner plot position between Bosmeor Road and Bosmeor Close, this providing clear onward potential to extend or re-develop the existing property (subject to PP). The property also enjoys the benefit of an extended kitchen dining room that was completed in 2014, this extension providing the property with a generous light and airy kitchen dining space. There are also far reaching views obtained from the first floor at the rear towards Swanpool and Falmouth Bay.

The undoubted attraction to a buyer will be the corner plot, this being attractive to either a keen gardener or indeed a buyer with an eye for further development of the plot. Internally the property provides a spacious dual aspect living room with a wood burning stove. The addition of the extended kitchen dining room in our opinion has transformed the property into an incredibly comfortable and spacious two bedroom home. The ground floor also provides a spacious entrance hallway plus a ground floor bathroom. The first floor offers two spacious double bedrooms, the rear bedroom enjoying the far reaching views towards Swanpool and Falmouth Bay.

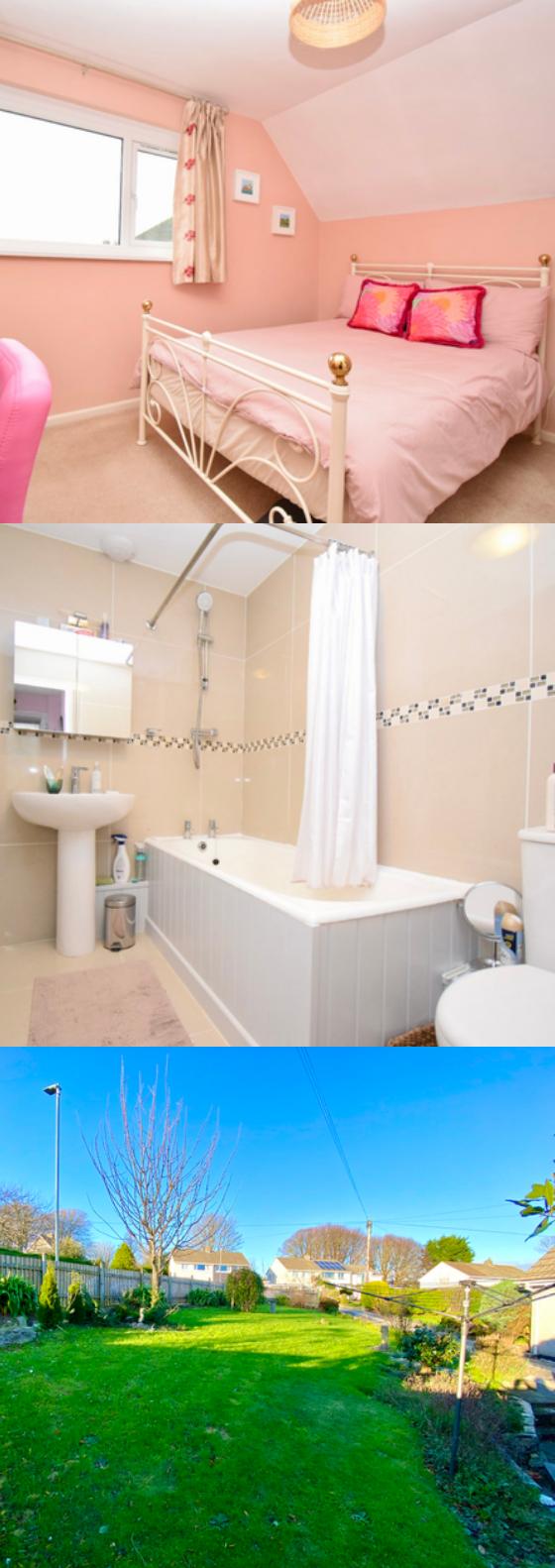
The property also benefits from double glazing, gas central heating, parking for three to four cars plus a larger than average single garage.

In our opinion, a property with lots of onward potential and an opportunity not to be overlooked. A viewing is very highly advised.

FEATURES

- Potential To Extend/ Develop
- Corner Plot Location
- Spacious Two Bedroom Home
- Dual Aspect Living Room
- Extended Kitchen Dining Room
- Modern Fitted Bathroom
- Gas Central Heating
- Double Glazing





ROOM DESCRIPTIONS

Porch

Double glazed door set to the side, door through to the entrance hallway.

Entrance Hallway

Door from the entrance porch, porcelain tiled flooring throughout, stairs that lead to the first floor landing, cupboard set to one side housing gas boiler and providing useful storage for coats and shoes, door leading to the ground floor bathroom, additional part double glazed oak doors that lead through to the extended kitchen dining room, door through to the living room.

Living Room

4.88m x 3.58m (16' 0" x 11' 9") A stunning dual aspect main reception room that enjoys lots of natural light from two sides, double glazed windows to both the front and side, these both enjoying views over the gardens, focal point recessed wood burning stove with slate hearth under, recess to either side, radiator, TV point, telephone point.

Kitchen Dining Room

4.29m x 4.29m (14' 1" x 14' 1") The kitchen was very tastefully extended in 2014 by the current owner to provide a much larger kitchen and dining space that opens to the rear garden area. The kitchen is accessed from the entrance hallway through double part glazed oak doors. The kitchen area comprises a comprehensive range of modern fitted units with wood block working surfaces over and part tiled surrounds, fitted stainless steel hob with cooker hood above, fitted eye level oven with eye level microwave above, breakfast bar area set to one side, inset one and a half bowl ceramic sink and drainer unit with mixer tap over, integrated dishwasher, space for dining table, porcelain tiled flooring throughout, radiator, space for fridge freezer, double glazed window to the rear, double glazed French doors that open to the rear garden.

Bathroom

The bathroom is accessed from the entrance hallway. The bathroom is fitted with a modern white suite that comprises a panel bath with chrome mixer shower over and tiled surrounds, pedestal wash hand basin with tiled surrounds, low-level WC, heated towel rail, extractor fan, access to two deep understairs storage cupboards, porcelain tiled flooring throughout.

Landing

Stairs that ascend from the entrance hallway, doors providing access to the two bedrooms.

Bedroom One

3.53m x 3.35m (11' 7" x 11' 0") A spacious double bedroom that is set to the front of the property, this room enjoying views over the garden. Double glazed window to the front that overlooks the garden, radiator, access to eaves storage space.

Bedroom Two

3.35m x 2.44m (11' 0" x 8' 0") A second spacious double bedroom this time being set to the rear of the property, this room enjoying views down towards Swanpool and Falmouth Bay. Door from the landing, double glazed window to the rear, radiator access to eaves storage space.

Garage

5.61m x 3.17m (18' 5" x 10' 5") 5.61m A larger than average single garage that is set to the side of the property. The garage has an up and over door to the front, power and light, water tap, wall mounted consumer unit.

Gardens

The property enjoys the benefit of a large corner plot location. This corner plot positioning would allow for extension to the existing property, or potentially some construction within the side area of the garden subject to the necessary permissions and consents. As you approach the property from Bosmeor Road there is a sizeable driveway area that provides parking for three to four cars, this driveway then providing access to the garage. At the front of the property there is a lawned area of garden, this area of garden having a variety of maturing shrubs and plants set within borders. The large side area of the garden comprises an area of lawned garden that is enclosed by timber fencing, this area garden also being planted with a variety of shrubs and plants. Access from the garden is also gained around the side of the property to the rear garden area. The rear garden area is laid out to gravel for ease of maintenance and is enclosed by fencing to the rear and side.

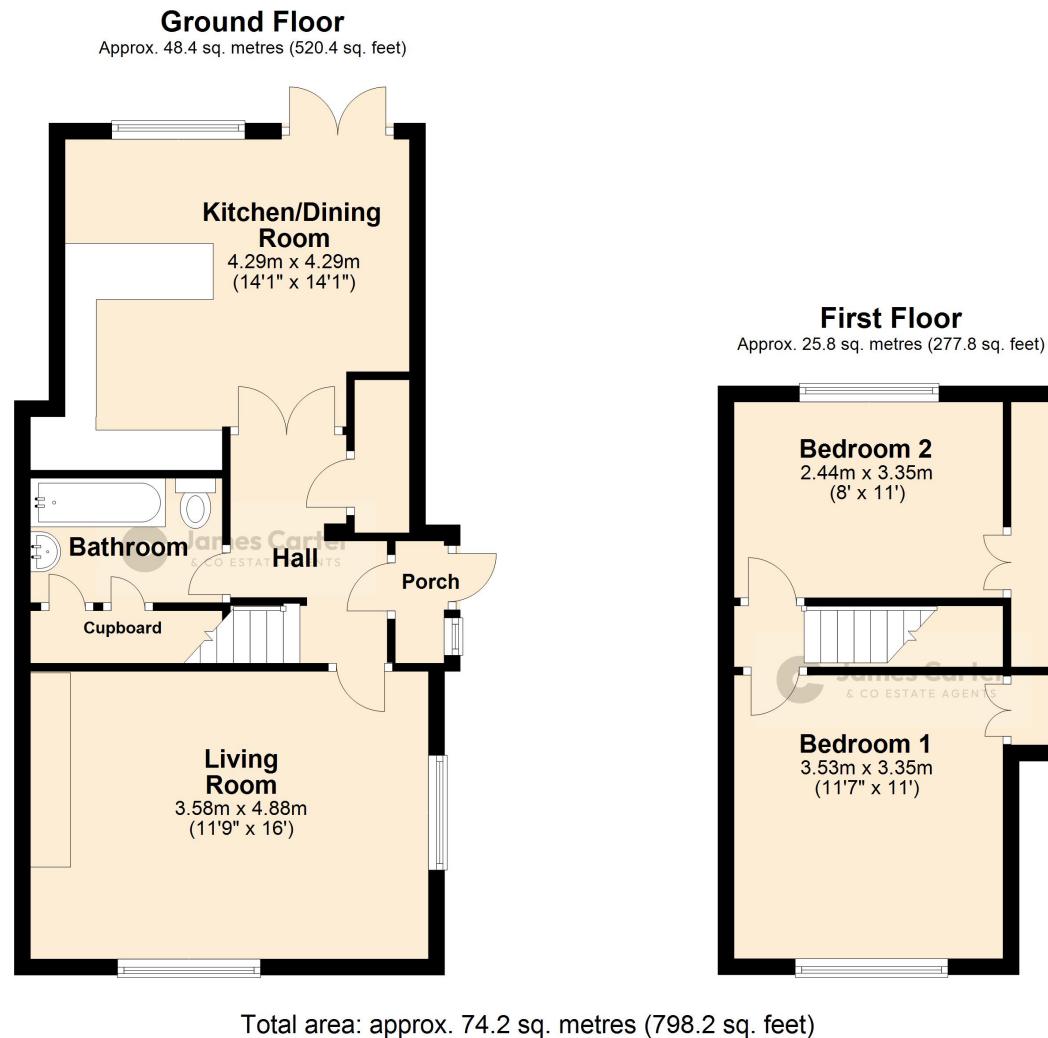
Additional Information

Tenure - Freehold.

Services - Mains Gas, Electricity, Water And Drainage.

Council Tax - Band C - Cornwall Council.

FLOORPLAN



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James Carter and Co have not tested any equipment, fixture, fittings or services, so does not verify they are in working order. A buyer must confirm that any information is correct and be verified by their own solicitors, this including the tenure of the property. A purchaser must not rely on the information within these particulars. The measurements supplied and any floorplan provided are for general guidance only and not to be relied upon. A buyer is advised to re-check the measurements themselves before committing themselves to any expense related to a purchase. No presumption is to be made by a purchaser concerning the type of construction or the condition of any structure that may be implied from the photography of the property, construction and condition should be clarified via an RICS surveyor employed by a potential purchaser. The Particulars may also change in the course of time, any interested party should make a final inspection of the property prior to exchange of contracts.