

£425,000 Freehold



  
**James Carter**  
& CO ESTATE AGENTS

26 King Charles Street, Falmouth,  
Cornwall TR11 5GD



## PROPERTY DESCRIPTION

An opportunity to purchase one of these spacious four bedroom family properties that is situated within the very sought after cul de sac of King Charles Street. The cul de sac has the benefit of being a no through road with very little passing traffic, this particular property being situated close to the end of the cul de sac. The property at the front overlooks a lightly wooded greenspace that ensures not only privacy but also a more peaceful and settled location. The development is incredibly popular due to it's proximity to Swanpool beach which is within a short walk away. The location also allows easy access to primary schooling with three primary schools being within walking distance. Falmouth town with its wide range of shops, restaurants and bars is close by, whilst the shops at Boslowick and the branch line train station at Penmere are both within walking distance.

Internally the property offers spacious family sized accommodation that is set out over three floors. The ground floor provides an entrance hallway with a modern cloakroom/w.c off. The hallway then provides access to a lovely light and airy living room that overlooks the greenspace to the front, this room therefore enjoying a good degree of privacy. At the rear the property benefits from a spacious full width kitchen dining room that provides direct access to the private rear garden, the kitchen area being fitted with a modern range of units with integrated appliances. The first floor continues with the spacious feel and provides three bedrooms, two being good sized double bedrooms and a modern fitted bathroom. The master bedroom suite is situated on the second floor, this room being dual aspect and enjoying views to the rear towards Swanpool and the bay, to the front views are enjoyed over the greenspace and across parts of Falmouth. The master bedroom also has the added benefit of a modern fitted en-suite shower room.

Externally the property enjoys enclosed and private rear gardens that enjoy a majority of the days sunshine. At the side of the property there is a double length driveway and garage.

The property also benefits from double glazing and gas central heating.

A fantastic opportunity to purchase a property in this very sought after location. A viewing is very highly advised.

## FEATURES

- Spacious Four Bedroom Home
- Sought After Location
- Walking Distance Of Beach
- Private Rear Garden
- Overlooking Green Space To The Front
- Double Glazing & Gas Central Heating





## ROOM DESCRIPTIONS

### Entrance Hallway

Double glazed door to the front, stairs ascending to the first floor landing, radiator, telephone point, panel doors that provide access to the living room and also through to the ground floor cloakroom/w.c.

### Cloakroom/ W.C

Panel door from the entrance hallway. The cloakroom comprises a modern white suite of a wall hung wash hand basin with tiled surrounds, low level w.c, double glazed window to the front, radiator, wall mounted consumer unit.

### Living Room

4.50m x 3.73m (14' 9" x 12' 3") The living room is a lovely and light main reception space, this room having the benefit of enjoying views over the lightly wooded green space opposite. Double glazed window set to the front, oak effect flooring throughout, two radiators, tv point, panel door to deep under stairs cupboard, panel door that opens through to the full width kitchen dining room.

### Kitchen Dining Room

4.75m x 3.05m (15' 7" x 10' 0") A lovely light and airy full width family sized kitchen dining room that enjoys direct access out to the rear gardens.

The kitchen area comprises a modern range of fitted floor, wall and drawer units with square edged working surfaces over and part tiled surrounds, inset Smeg fitted oven with stainless steel gas hob over and stainless steel cooker hood above, integrated dishwasher, inset one and a half bowl sink and drainer unit with mixer tap over, space for fridge freezer, wall mounted gas boiler set within matching wall unit, oak effect flooring throughout, double glazed window to the rear that overlooks the garden, open access to the dining area.

The dining area provides space for a family sized dining table, double glazed French doors that open to the rear patio and gardens, radiator, continuation of the oak effect flooring.

### First Floor Landing

Stairs that ascend from the entrance hallway, timber handrail and balustrade, panel door to the airing cupboard that houses the hot water tank and shelving, radiator, panel doors to the three bedrooms on this floor, further panel door that leads to the stairs that ascend to the master bedroom suite.

### Bedroom Two

3.07m x 2.74m (10' 1" x 9' 0") A spacious double bedroom that overlooks the lightly wooded green space to the front. Panel door from the landing, double glazed window to the front, radiator, tv point, telephone point.

### Bedroom Three

2.51m x 2.84m (8' 3" x 9' 4") A further spacious double bedroom that is set to the rear of the house and overlooks the garden. Panel door from the landing, double glazed window to the rear, radiator, tv point, telephone point.

### Bedroom Four

2.67m x 1.83m (8' 9" x 6' 0") A single bedroom or potentially a home office that is set to the rear and overlooks the garden. Panel door from the landing, double glazed window to the rear, radiator, tv point, telephone point.

### Bathroom

The bathroom has been fitted with a modern white suite, this suite comprising a panel bath with tiled surrounds with chrome taps and shower over, pedestal wash hand basin with tiled surrounds, low level w.c, double glazed window to the side, radiator, shaver socket.

### Master Bedroom Suite

4.70m x 3.39m (15' 5" x 11' 1") The master bedroom suite is a very spacious dual aspect room that enjoys views to both the front and rear, the rear with glimpses towards Swanpool whilst to the front far reaching views are taken in over the greenspace and across parts of Falmouth. Panel door from the main landing, double glazed window to the front set on the stairwell, timber handrail and balustrade, double glazed windows to both the front and rear, fitted wardrobes to either side of the room that provide ample hanging and storage space, two radiators, access to loft space, tv point, telephone point, panel door to cupboard housing the air recirculation unit, further panel door to the ensuite shower room.

### En-Suite

Panel door from the bedroom. The ensuite comprises a modern white suite of a double shower enclosure with inner tiled walling, chrome mixer shower over with rain shower fitting, pedestal wash hand basin with tiled surrounds, low level w.c, radiator, shaver socket.

### Gardens

The property enjoys the benefit of a fully enclosed private rear garden. The garden enjoys a majority of the days sunshine and makes the perfect space for outside dining or just enjoying the days sunshine. At the rear of the French doors from the dining area there is a full width flagstone paved terrace, this paved terrace curves away towards the rear of the garden and gives way to a curved and brick edged area of lawn with maturing shrubs bushes and trees set within raised timber edged beds. There is also an additional area of garden set to the rear of the garage, this previously having been used as a vegetable and fruit growing area of the garden. Access from the rear garden can also be gained via a timber gate to the driveway and garage.

### Garage

Single garage set to the side and rear of the property, up and over door to the front, power and light.

### Driveway

The property benefits from a double length driveway to the side, this providing parking for two cars.

### Additional Information

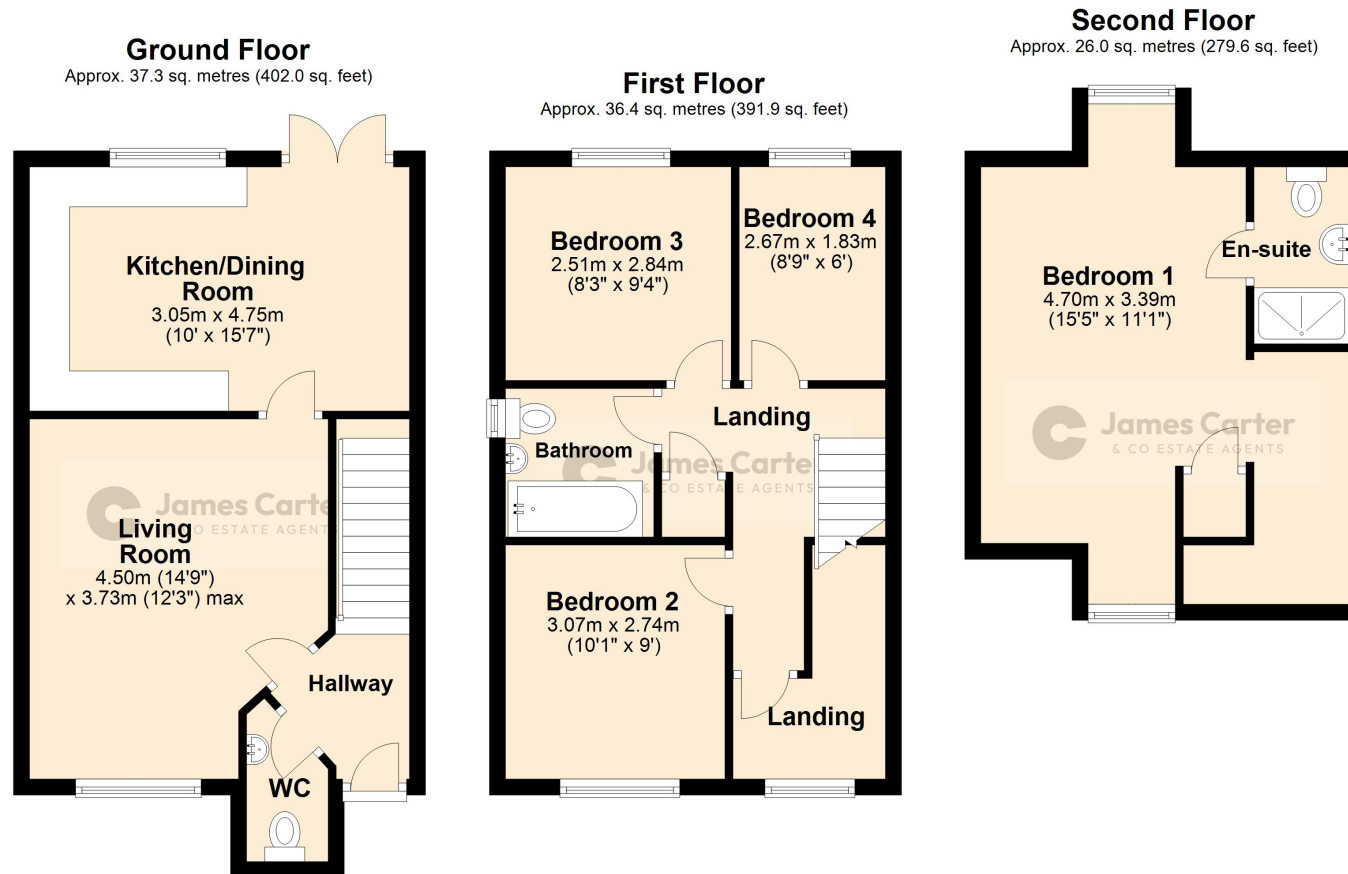
Tenure - Freehold.

As is normal with most modern developments there is an annual development estate charge, we understand this to be approx £165.00 per annum.

Services - Mains Gas, Electricity, Water And Drainage.

Council Tax - Band D Cornwall Council.

# FLOORPLAN



Total area: approx. 99.7 sq. metres (1073.5 sq. feet)

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