





## PROPERTY DESCRIPTION

A very rare opportunity to purchase one of these very sought after two bedroom homes located within the desirable location of Daveys Close, Falmouth. The property is being offered for sale with no onward chain at this time and in our opinion not a property to be missed. Daveys Close is very popular due to its tucked away location, yet it is very convenient for access to Swanpool beach via various footpaths. The development also provides easy access to the nearby shops at Boslowick, Falmouth golf course whilst also being within easy reach of three primary schools.

The property enjoys generous two bedroom accommodation, this accommodation additionally providing a spacious living room, lovely light and airy full width kitchen dining room and a modern fitted bathroom. The property also enjoys the benefit of a lovely enclosed south facing garden and far reaching views from the first floor over open countryside towards Budock Water.

The property also benefits from double glazing and gas heating. Externally the property also has the unusual addition of a nearby garage.

A very unusual opportunity at this time. A viewing is very highly advised.

## FEATURES

- Sought After Development
- Spacious Two Bedroom Home
- South Facing Garden
- Garage
- Full Width Kitchen Dining Room
- Walking Distance Of Beach
- Double Glazing
- Gas Heating





## ROOM DESCRIPTIONS

### Entrance Porch

Double glazed door to the front, double glazed panel set to the side, cupboard housing the electric meters, door through to the living room.

### Living Room

4.13m x 3.69m (13' 7" x 12' 1") A lovely main reception space that overlooks the front garden area. Double glazed window to the front, focal point fireplace set to one side with inset gas fire that is set on a slate hearth, part turn stairs that ascend to the first floor landing, laminate flooring, television point, coved ceiling, part glazed door through to the full width kitchen dining room.

### Kitchen Dining Room

3.68m x 3.09m (12' 1" x 10' 2") A lovely light and airy full width kitchen dining room that overlooks the south facing rear garden. Part glazed door from the living room, fitted with a modern range of units with roll edged working surfaces over and part tiled surrounds, inset stainless steel sink and drainer unit with mixer tap over, space for cooker, space for washing machine and fridge freezer, Gloworm gas boiler set within cupboard, double glazed window to the rear, space for dining table, radiator, coved ceiling, double glazed door that opens to the rear garden.

### Landing

Part turn stairs that ascend from the living room, access to the loft space (partially boarded and with fitted loft ladder), doors off to the two bedrooms and also the bathroom.

### Bedroom One

3.71m x 3.17m (12' 2" x 10' 5") A spacious double bedroom that is set to the front of the property. Door from the landing, double glazed window to the front, fitted full width wardrobes set to one wall that provide ample hanging and storage space, coved ceiling, laminate flooring.

### Bedroom Two

3.12m x 2.02m (10' 3" x 6' 8") A second spacious bedroom that is set to the rear of the property, this room enjoying far reaching views over countryside towards Budock Water and surrounding countryside. Door from the landing, double glazed window to the rear, fitted cupboard set to one wall.

### Bathroom

Door from the landing, fitted modern white suite that comprises a panel bath with tiled surrounds, tap and shower attachment over and folding shower screen set to the side, wall mounted wash hand basin with tiled surrounds and mirror above, low level w.c, double glazed window to the rear, extractor fan, recessed ceiling spotlights.



### Gardens

At the front of the property there is a gently sloping area of lawn with shrubs set within, at one side of here there is a pathway that leads down to the front entrance porch.

The rear garden is fully enclosed, enjoys a great deal of privacy and has the benefit of facing a southerly direction. The rear garden is to a majority laid out to timber decking, this providing an ideal area for outside dining or entertaining. At the sides and rear there are timber edged beds that containing maturing shrubs and trees. At the very rear of the property there is a pedestrian gateway, this gateway providing access to a pathway that leads around to the end of the terrace and to the front of the property.

### Garage

5.10m x 2.46m (16' 9" x 8' 1") The property has the unusual benefit of a single garage, this being located in a block of garages almost opposite the property. The garage having a single up and over door to the front. The garage can be identified as being the last far garage in the right hand block as you walk from the property.

### Parking

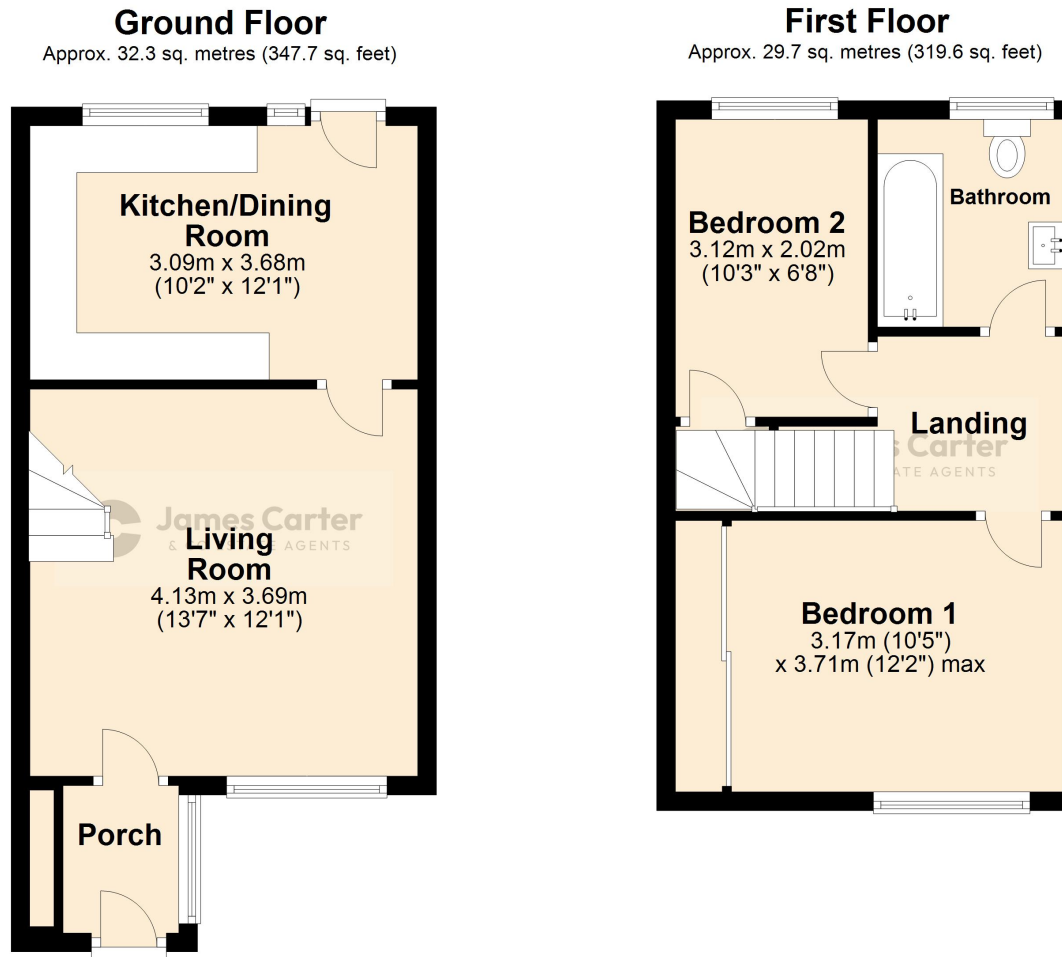
The property is situated within a small cul de sac within Davey's Close. There are a number of parking spaces within the cul de sac, whilst there is also unrestricted parking within this area.

### Additional Information

Tenure - Freehold.

Services - Mains Electricity, Water, Drainage And Gas.  
Council Tax- Band B 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.

