

REDUCED

Guide Price £279,000 Freehold



*Estate Agents*

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## ABOUT THE PROPERTY

A beautifully presented three bedroom mid terraced house on a popular estate near St. Francis School in Falmouth. EPC C and electrical certificate, suitable for investors. This is a delightful mid terrace family home that has recently been redecorated and has a modern fitted kitchen and bathroom. It is located in a terrace that faces the lawned parkland which also has football goal posts making a convenient safe area to play away from traffic. It is located on the outskirts of Falmouth with access to the town, beaches and the primary school of St. Francis at the head of this road. It is suitable for growing families, or equally as an investment buyer.

Falmouth town is thriving and vibrant with an increasingly cosmopolitan atmosphere, renowned for its safe sandy bathing beaches with access to the Southwest coastal path and glorious scenic cliff top walks and countryside. Longfield is a popular location on the outskirts of Falmouth, conveniently positioned for the local shops at Boslowick. With local primary, secondary schools and college on Trescobear Road nearby. A regular bus service is close at hand, together with the local Penmere railway station.

## FEATURES

- Sought After Development
- Modern Three Bedroom House
- Very well presented throughout
- Walking Distance Of Amenities And Schools
- Enclosed rear garden
- UPVC D/G & gas central heating
- Garage in nearby block
- Over-looking park
- EPC C and electrical certificate, suitable for investors
- Lounge and Dining room





## ROOM DESCRIPTIONS

### FRONT APPROACH

uPVC double glazed composite front door leads into an entrance hall with stairs rising to the first floor. Radiator and cloak rails, telephone point. Coved and artexed ceiling with ceiling light.

### Lounge

15' 2" x 11' 4" (4.62m x 3.45m) Double wooden French doors lead to the lounge. uPVC Double glazed window overlooks the front garden and park. Fitted gas fire, radiator, tv point and power points. Coved and artexed ceiling with ceiling light. Under stairs cupboard with shelf and housing the gas meter. An arch leads to:

### Dining Room

8' 9" x 6' 9" (2.67m x 2.06m) This room has a tall uPVC double glazed window overlooking the rear garden which faces South. Coved and artexed ceiling with ceiling light. Radiator and power points. Door leads to ;

### Kitchen

8' 9" x 7' 5" (2.67m x 2.26m) A modern grey shaker style kitchen with range of base cupboards and drawer and matching eye-level cupboards over, with tiled splashback. Grey, wood-effect worktops arranged in a n L shape with an additional worktop. Recess and gas point for cooker, recess for washing machine and fridge. Inset stainless steel sink and drainer with chrome mixer tap. Ceiling spotlight rose. uPVC double glazed window to rear and uPVC double glazed door to garden.

## FIRST FLOOR

### Landing

Landing with boiler cupboard housing a recent gas combi boiler.

### Bedroom 1

10' 6" x 8' 7" (3.20m x 2.62m) This room has a uPVC double glazed window to the rear. Radiator, power points, coved and

### Bedroom 2

8' 7" (narrowing to 5'10") x 13' 9" (2.62m x 4.19m) Artexed ceiling with light, power points and radiator.

### Bedroom 3

8' 7" x 5' 11" (2.62m x 1.80m) A uPVC double glazed window to the front elevation. Artexed ceiling with light. Radiator and power points.

### Family Bathroom

A modern bathroom with panelled bath, with electric shower over, shower scree and tiled splash-back wall. Vanity inset basin with cupboard under. Low flush WC. Part tiled wall to dado height. Radiator, Obscure uPVC double glazed window. Ceiling light.

## OUTSIDE

To the front is a lawned area of garden and path.

To the rear is a terraced garden with courtyard area and a raised terrace. The back garden faces South and has steps leading to a wooden gate.

### Garage

In a block located behind the property. This has a metal up and over door.

## SERVICES

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

## EPC

C

## Council Tax

Band B



### AGENTS NOTES

These particulars are only a general outline for the guidance of intending purchasers and do not constitute in whole or in part an offer or a Contract. Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct, but any intending purchaser should satisfy themselves by inspection, searches, enquiries, and survey as to the correctness of each statement. All statements in these particulars are made without responsibility on the part of Lewis Haughton. No statement in these particulars is to be relied upon as a statement or representation of fact. Nothing in these particulars shall be deemed to be a statement that the property is in good repair or condition or otherwise nor that any services or facilities are in good working order. Photographs may show only certain parts and aspects of the property at the time when the photographs were taken and you should rely on actual inspection. No assumption should be made in respect of parts of the property not shown in photographs. Any areas, measurements or distances are only approximate. Any reference to alterations or use is not intended to be a statement that any necessary planning, building regulation, listed building or any other consent has been obtained.

### Viewings

Strictly by appointment through the vendor's sole agents, Lewis Haughton 01872 264120 or email [info@lewishaughton.com](mailto:info@lewishaughton.com)

### Directions - Google Plus Code

5W36+39H Falmouth





EPC

