

£279,000 Freehold



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225, Longfield, Falmouth, Cornwall TR11  
4SR





## PROPERTY DESCRIPTION

A very good opportunity to purchase one of these very sought after three bedroom end of terrace homes located on the ever popular Longfield development. The property is located on the lower side of the development and benefits from views towards Tregonigie woods from both the living room and the main bedroom, the property also benefits from a south facing enclosed rear garden.

Internally the property has been very tastefully upgraded and improved by the current owners and now provides very comfortable modern living throughout. There is a lovely light and airy open plan living and dining room that is dual aspect, this room enjoying views to the greenspace at the front and over the garden to the rear. The current owners have also updated the kitchen that is accessed from the dining area. The first floor provides three bedrooms, two of these being double rooms, whilst there is also a modern upgraded bathroom.

Externally the property has the benefit of an enclosed rear garden, this garden having been landscaped in 2022/2023 and now enjoying a great deal of privacy whilst also providing a lovely seating and dining space. The property also benefits from a garage located within a nearby block.

The property further benefits from double glazing. A fantastic opportunity to buy one of these sought after and incredibly popular modern homes. A viewing is very highly advised

## FEATURES

- Three Bedroom Modern Home
- South Facing Garden
- Sought After Development
- Walking Distance Of Amenities And Schools
- Wood Burning Stove
- Double Glazing
- Updated Kitchen
- Garage And Parking





## ROOM DESCRIPTIONS

### Entrance Hallway

Double glazed door to the front, tiled flooring, stairs ascending to the first floor landing, wall mounted consumer unit, glazed double doors through to the living room/ dining room.

### Living Room / Dining Room

3.50m x 7.39m max measurements (11' 6" x 24' 3") A spacious full depth room that to the front overlooks a green space towards Tregoniggle woods and to the rear over the enclosed garden. Part glazed double doors from the entrance hallway, focal point wood burning stove set on a slate hearth, double glazed window to the front, further double glazed window to the rear, tv point, door to under stairs storage cupboard, access to the kitchen dining room.

### Kitchen

2.23m x 2.69m (7' 4" x 8' 10") Squared arch from the dining room. The kitchen has been upgraded and now comprises fitted floor, wall and drawer units with wood block effect worktops over and part tiled surrounds, recess space for cooker with recessed light above, inset sink and drainer unit with mixer tap over, space for fridge freezer, space for washing machine, double glazed window to the rear, double glazed door that open to the rear garden.

### Landing

Stairs ascending from the entrance hallway, oak panel door to airing cupboard housing the hot water tank and shelving, access to loft space, further oak panel doors off to the bedrooms and bathroom.

### Bedroom One

2.59m x 4.17m (8' 6" x 13' 8") A spacious double bedroom that is set to the front of the property, this bedroom overlooking the green space towards Tregoniggle woods. Oak panel door from the landing, double glazed window to the front, wardrobe recess to one wall.

### Bedroom Two

2.62m x 3.20m (8' 7" x 10' 6") A second double bedroom that this time is set to the rear of the property and overlooks the rear garden. Oak panel door from the landing, double glazed window to the rear.

### Bedroom Three

1.75m x 2.46m (5' 9" x 8' 1") A single bedroom that is set to the front of the property and enjoys views over the green space to Tregoniggle woods. Oak panel door from the landing, double glazed window to the front

### Bathroom

Oak panel door from the landing. The bathroom comprises a modern white suite of a panel bath with tiled surrounds and shower over, low level w.c, pedestal wash hand basin with tiled surrounds, double glazed

window to the rear.

### Gardens

At the front the property benefits from a level lawned area of garden that is enclosed by timber fencing, this area of garden enjoying open views out over the green space to Tregoniggle woods opposite. The South facing rear garden has been landscaped in 2022 and now provides a lovely lower seating area that is ideal for outside dining, this area enjoying a great deal of privacy with mature shrubs and ferns set within bed to the rear and being enclosed by fencing to either side. The garden then has steps that lead to an additional level area of garden that has been laid to gravel to provide a further seating area if required. The rear garden also has side access back to the front of the property. Access can then be gained out to the rear walkway and towards the garage and parking areas.

### Garage

The property benefits from a single garage, this garage being located in a block directly to the rear of the property.

### Additional Information

Tenure- Freehold.

Services - Mains Electricity, Water And Drainage. ( We also understand that there is a gas supply to the front of the property)

Council Tax- Band C Cornwall Council.

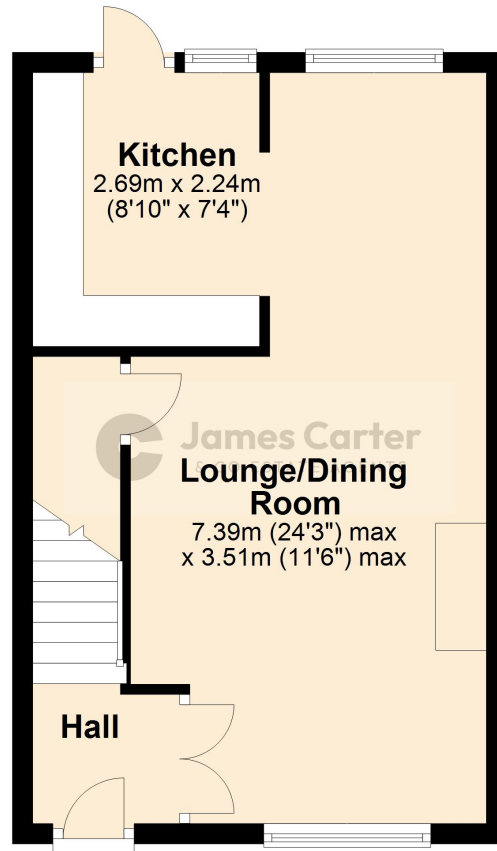
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		
	39	69



## FLOORPLAN

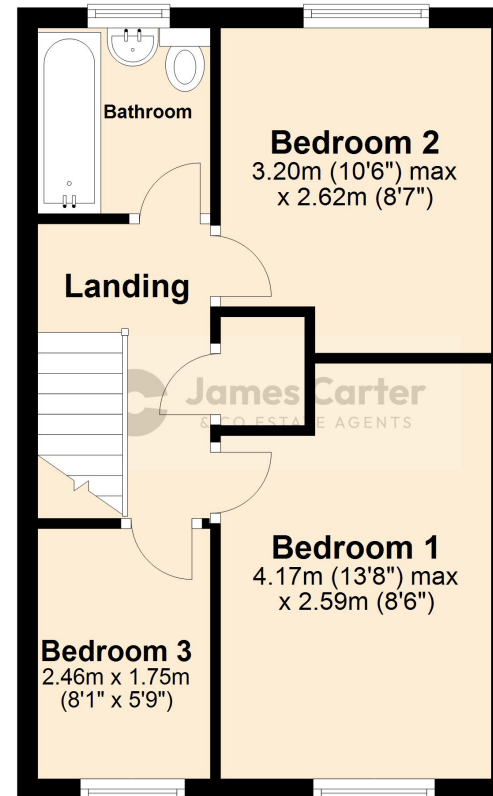
### Ground Floor

Approx. 33.0 sq. metres (355.5 sq. feet)



### First Floor

Approx. 32.8 sq. metres (352.5 sq. feet)



Total area: approx. 65.8 sq. metres (708.0 sq. feet)

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