

FOR SALE

Guide Price £315,000 Freehold



Estate Agents

Lewis Haughton

**31 Longfield, Falmouth, Cornwall
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ABOUT THE PROPERTY

Tucked away in this popular residential development, this three bedroom semi detached comfortable family home is warmed by gas central heating and complemented by PVCu double glazed windows and doors throughout. Built in the mid 1970s, the property offers three bedroom accommodation and is well presented throughout. There may be an opportunity to extend the property subject to necessary consents.

Internally, decorations are tasteful with solid pine doors upstairs, and some attractive light oak doors at ground floor level. The accommodation in brief comprises; entrance hall, sitting room and stunning kitchen/diner, and to the first floor, there are three bedrooms and family bathroom/WC.

A huge selling point for the property is the multiple driveway parking facilities and the enclosed rear gardens.

LOCATION

Longfield is situated close to a selection of junior schools and within walking distance of Falmouth secondary school. There is a parade of shops and local Co-op convenience store a short distance away on Boslowick Road. There are good local transport links to the town and beyond.

Falmouth's bustling town centre offers a vast array of restaurants, bars, individual and high street retail outlets.

As our clients' appointed Sole Agent we would highly recommend booking an appointment to view without delay.

FEATURES

- South facing
- Parking 2/3 cars
- Gas central heating
- PVCu double glazing
- Three bedrooms
- Bathroom, WC
- Front & enclosed rear garden



ROOM DESCRIPTIONS

FRONT APPROACH

Tiled entrance door canopy

Entrance Hall

Radiator, textured ceiling, electric fuse box, stairs rising to first floor. Attractive glazed light oak French doors lead to:

Sitting Room

4.65m x 3.45m (15' 3" x 11' 4") large picture window to front elevation overlooking the front garden, radiator, coved and textured ceiling, under stairs cupboard. Light oak glazed door to:

Kitchen Diner

4.46m x 2.66m (14' 8" x 8' 9") , large full height casement window to rear, light and airy room comprises range of white gloss finished floor and wall mounted drawers and cupboards, complementary ceramic tiling, stainless steel sink and drainer unit with mixer tap, coved ceiling, half glazed PVCu door to rear, space for cooker, further range of cupboards with work surface, radiator, space fridge freezer, space and plumbing for washing machine.

Landing

Loft access hatch (light connected in loft), airing cupboard housing Worcester gas fired boiler serving domestic hot water and central heating, timber slatted shelves.

Bedroom One

4.14m x 2.6m (13' 7" x 8' 6") large window to front elevation, double radiator, textured ceiling.

Bedroom Two

3.22m x 2.63m (10' 7" x 8' 8") large window overlooking rear garden, textured ceiling, double radiator, vinyl flooring.

Bedroom Three

2.46m x 1.78m (8' 1" x 5' 10") window to front elevation, vinyl flooring, radiator, textured ceiling.

Bathroom

Attractive white suite comprising low level flush WC, pedestal wash hand basin and paneled bath with Triton electric shower over. Ceramic tiling to three walls, obscure glazed PVCu window to rear, heated towel rail, vinyl flooring, painted timber paneled ceiling.

OUTSIDE

Front Garden

Area of sloping lawn with central evergreen decorative tree and concrete driveway with parking for 2 to 3 vehicles in tandem.

Rear Garden

At the end of the driveway, double timber gates lead to a further graveled area with adjacent level lawn complimented by well manicured flowerbeds containing a number of attractive shrubs. A garden shed measures approximately 8' x 8' with door to front and window to side and pitched mineral felt roof. The sheltered garden is perfect for barbecues and sitting out. Outside tap.

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.

Council Tax Band

Band B

Viewing

Strictly by appointment through the vendors' sole agents Lewis Haughton. Tel 01872 264120, info@lewishaughton.com



AGENTS NOTE

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.

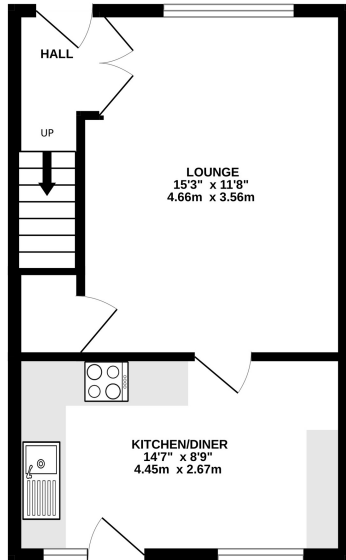
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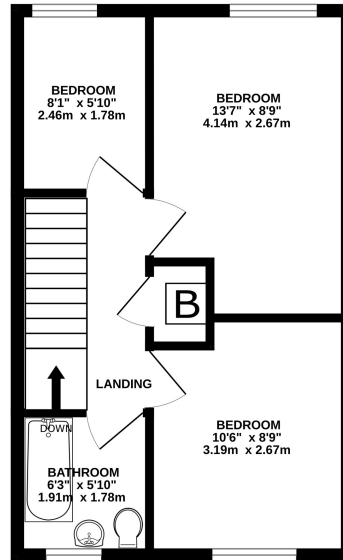


FLOORPLAN

GROUND FLOOR
351 sq.ft. (32.6 sq.m.) approx.



1ST FLOOR
351 sq.ft. (32.6 sq.m.) approx.



TOTAL FLOOR AREA: 701 sq.ft. (65.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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