



**40 Boscundle Avenue, Falmouth,
Cornwall TR11 5BX**



PROPERTY DESCRIPTION

They say location and position is all important, well the location of this property with it's stunning views of Swanpool to the rear confirms this statement. A larger than average extended four bedroom home located in Boscundle Avenue, Falmouth that enjoys quite stunning views over Swanpool to the beach, across Falmouth Bay to Pendennis Castle and St Anthony's lighthouse. The property is being offered for sale for the first time in over 30 years and presents a very rare opportunity. The property has been extended by the current owners for their once growing family. The property has also at one point, and due to the flexibility of the layout provided a one bedroom ground floor annex for a dependent relative.

Internally the accommodation across the ground floor comprises a generous full depth 'L' shaped dual aspect living room and dining room, this room enjoying direct access out to the rear garden and views towards Swanpool. There is a very spacious dual aspect full depth kitchen breakfast room, this room once more enjoying direct access to the gardens whilst taking in views over Swanpool to Falmouth Bay. The further ground floor accommodation includes a ground floor double bedroom and adjacent ground floor shower room.

The first floor provides three further double bedrooms and the main bathroom. There is also access from one of the double bedrooms to a generous balcony that is set to the rear of the property and enjoys what can only be described as spectacular views of Swanpool, Falmouth Bay, Pendennis Castle and St Anthony's lighthouse. The property further benefits from double glazing and gas central heating.

The property also provides easy access via footpaths to Swanpool beach, the South West coast paths and also Falmouth golf course. There are also a number of primary schools within walking distance whilst Falmouth Town centre is also within easy reach.

A very rare opportunity and a viewing is very highly advised.

FEATURES

- Extended Four Bedroom Home
- Fantastic Views Over Swanpool
- Potential To Create An Annex
- Dual Aspect Kitchen Breakfast Room
- Double Glazing
- Gas Central Heating





ROOM DESCRIPTIONS

Entrance Porch

Double glazed door to the side, double glazed window to the front, door through to the open plan living room/ dining room.

Living Room

4.67m x 6.12m (15' 4" x 20' 1") A very spacious dual aspect main reception room that enjoys direct access out to the rear terrace and enjoys views to the rear over Swanpool. Two double glazed windows to the front, chimney breast with recess to either side, engineered oak flooring, two radiators, broad square arch through to the kitchen breakfast room, further opening through to the rear dining area. The dining area benefits from French doors that open to the rear decked terrace and enjoys lovely views towards Swanpool, access to under stairs cupboards, stairs ascending to the first floor landing, radiator, door through to the inner hallway.

Kitchen Breakfast Room

2.34m x 8.10m (7' 8" x 26' 7") A full depth kitchen breakfast room that enjoys views to both the front and rear, the rear of the room once more benefitting from French doors that open to the rear decked terrace whilst also taking in views over Swanpool to the bay. The kitchen area is fitted with a comprehensive range of modern units with roll edged working surfaces over and tiled surrounds, inset one and half bowl sink and drainer unit with mixer tap over, stainless steel range cooker with stainless steel cooker hood above, ceiling spotlights, integrated fridge freezer, space for washing machine, radiator.

Inner Hallway

Panel door from the dining area, panel door to the ground floor bedroom and also the ground floor shower room.

Bedroom Four (Ground Floor)

2.56m x 2.62m (8' 5" x 8' 7") A double bedroom that has previously formed part of a small one bedroom annexe at the property. Double glazed window to the rear overlooking the garden and across towards parts of Swanpool and Falmouth, radiator.

Shower Room (Ground Floor)

The shower room has been fitted with a white suite that comprises a corner shower enclosure with inner tiled walling and shower above, pedestal wash hand basin with tiled surround, low level w.c, heated towel rail, ceiling spotlights.

Landing

Stairs ascending from the dining area, doors leading off to the three bedrooms and also the bathroom.

Bedroom One

2.44m x 5.28m (8' 0" x 17' 4") A very spacious dual aspect double bedroom that benefits from Velux windows to both the front and rear, the rear taking in the views over Swanpool, radiator, access to eaves space, oak effect flooring, coved ceiling.

Bedroom Two

2.97m x 5.82m (9' 9" x 19' 1") A further dual aspect double bedroom that has a

Velux window to the front, further double glazed French doors to the rear that open to the balcony, radiator, access to eaves space, oak effect flooring.

Balcony

A fantastic place to sit and enjoy a drink or meal and take in the far reaching views to Swanpool, Falmouth Bay, Pendennis Castle and St Anthony's lighthouse. Double glazed French doors from the bedroom, decked flooring, stainless steel handrails with inset glazed panels that allow you to take in the lovely views over Swanpool.

Bedroom Three

2.44m x 2.97m (8' 0" x 9' 9") A third double bedroom, double glazed Velux window to the front, radiator, access to eaves space, oak effect flooring.

Bathroom

The bathroom is fitted with a modern white suite that comprises a panel bath with tiled surrounds, low level w.c, vanity wash hand basin with part tiled surrounds, heated towel rail, double glazed Velux window to the rear.

Gardens

At the front of the property there is a low maintenance area of garden that has been laid to chippings, this area being interspersed with trees and palms.

The rear garden makes the most of the views and features a raised timber decked full width terrace, this area being the ideal spot to enjoy the stunning views over Swanpool to the bay. Steps from the decked terrace lead down to the main garden area that is to a majority laid to lawn, this garden area being enclosed by timber fencing. At the rear of the garden there is a further decked area and a timber garden shed.

Parking

The property enjoys parking to the front of the house upon a tarmac driveway.

Additional Information

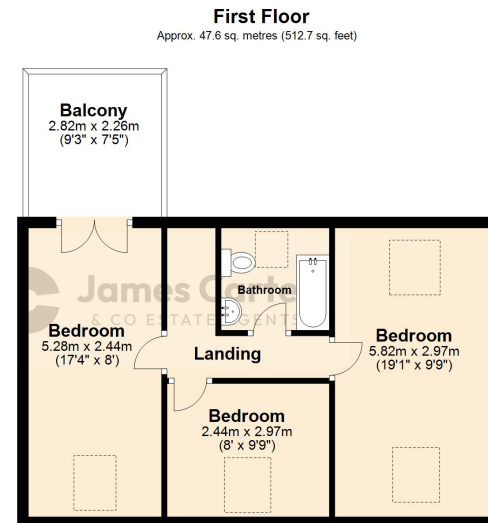
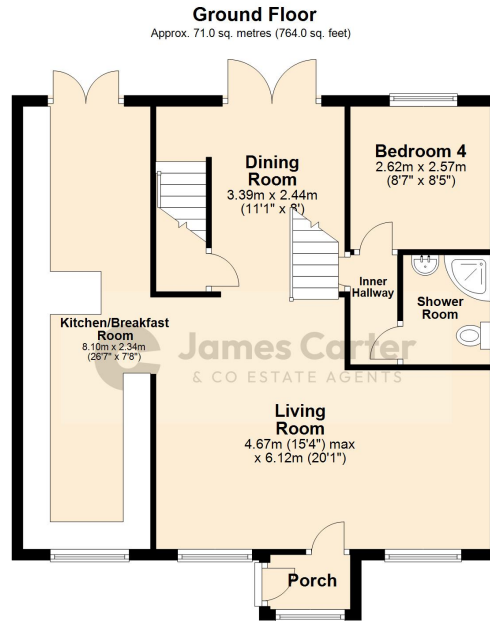
Tenure- Freehold.

Services -Mains Gas, Electricity, Water And Drainage.

Council Tax - Band C Cornwall Council.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		84
(69-80)	C	73	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			
EU Directive 2002/91/EC			

FLOORPLAN



Total area: approx. 118.6 sq. metres (1276.7 sq. feet)

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