

**FOR SALE**



**Beacon Road, Falmouth**  
**Guide Price £220,000**

  
**MARTIN&CO**

## Beacon Road

Guide Price £220,000

- DEVELOPMENT OPPORTUNITY
- UNUSUALLY WIDE CORNER PLOT
- REAR VEHICULAR ACCESS
- GARAGE
- CLOSE TO TOWN CENTER

**NO CHAIN!**

### DEVELOPMENT POTENTIAL

A very exciting opportunity to purchase a three bedroom end of terrace property requiring complete refurbishment and sitting on a much larger than average corner plot offering potential to extend and even build additional dwellings, subject to obtaining appropriate planning consents.



LOCATION Beacon Road is situated just a half mile walk to Market Street and Falmouth town centre. Falmouth is a university town and has a buzzing culture, with plenty of cafes, restaurants, boutiques and theatres etc and is also well served by the larger supermarkets (Sainsburys, Asda and Lidl) in adjacent Penryn. The location is excellent for amenities, including schools and is sought after by local families. Falmouth makes a fantastic base for those seeking an outdoors lifestyle, with stunning coastal walks and family friendly beaches right on your doorstep.

For Planning advice, please contact Cornwall Council - Planning and Building Control - Cornwall Council

EPC D

Gas Central Heating

Council Tax Band A



Approx Gross Internal Area  
87 sq m / 937 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

## Martin & Co Falmouth

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