

FOR SALE



Langton Road, Falmouth
£295,000


MARTIN & CO

Langton Road, Falmouth

£295,000

- GENEROUS PLOT
- DRIVEWAY PARKING
- LARGE ENCLOSED REAR GARDEN
- DISTANT ESTUARY VIEWS
- CENTRAL FALMOUTH

A three-bedroom, semi-detached house on a generous plot, located very conveniently close to the centre of Falmouth, with a large rear garden and ample driveway parking plus some lovely distant estuary views.

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The property is set back from the road by a front garden and the driveway, with side access via a garden gate to the rear of the property.

On entering the property through the front door there is a hallway with a storage nook under the stairs and doors lead to the front lounge and the open plan kitchen / dining / family room at the rear.

The kitchen is fitted with a range of base and wall units, a



gas hob with extractor hood and an integrated oven. There is a stainless-steel sink and a half with drainer and mixer tap, tiled splash-backs and space for a fridge freezer and washing machine.

The gas boiler is in an alcove. There is a back door which leads to the garden and a large picture window provides far reaching views across to the estuary. There is plenty of room for a dining table and sofa.

The lounge has a window to the front aspect and has an original fireplace which could make a nice feature with some refurbishment works.

On the first floor there is a large main bedroom, flooded with natural light, which has a large picture window looking across gardens to the estuary in the distance. Next to the main bedroom is a good sized single bedroom and there is a second double bedroom to the front of the property.

The WC is separate to the bathroom which has a bath with shower over, a pedestal sink and lots of storage space.

The property is currently let on an AST generating £1100 pcm until the 22nd March 2025.

FEATURES INCLUDE :

EPC – D

Council Tax band B

Gas central heating and hot water

Mains services connected

uPVC double glazed windows throughout

Generous driveway parking

Front garden

Large enclosed rear garden

Some distant estuary views

Agent's note: the vendor informs that the property has previously had a Mundic Test which gave an AB grade which was mortgageable.



Martin & Co Falmouth

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