

FOR SALE



Bosmeor Road, Boslowick
Guide Price £270,000


MARTIN&CO

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- REFURBISHMENT OPPORTUNITY
- LARGE PLOT
- SEMI DETACHED
- GARAGE
- DISTANT SEA VIEWS

A two double bedroom chalet-bungalow located on a wide plot with a large garage and generous front and back gardens, in the Boslowick area of Falmouth. Now in need of updating this property presents a great opportunity to refurbish and potentially extend (subject to relevant planning permissions).

This semi-detached chalet-bungalow is set back from Bosmeor Road by a very large front garden. There is a driveway leading to the garage and front door and access to the side of the garage through a gate to the rear, enclosed garden. On the ground floor there is an entrance porch, a kitchen / dining room, a bathroom and a good-sized lounge with lovely big picture windows and distant sea views.



Stairs lead to the first floor where there are two double bedrooms, both with large picture windows providing plenty of natural light, and under-eaves built-in wardrobes. There is an en-suite WC in the principle bedroom.

The garage is large and there is lots of room to the side and rear of the property to extend, subject to obtaining planning consent. The garden to the rear is mainly lawned and fully enclosed with plenty of established trees and shrubs providing privacy from neighbours.

EPC – E

Council Tax Band C

Gas Heating

Electric Immersion for Hot Water

uPVC Double Glazing

Garage

Please note the property is currently tenanted and the internal photos were taken before the current tenancy.

The property is to be sold with vacant possession.

NO CHAIN

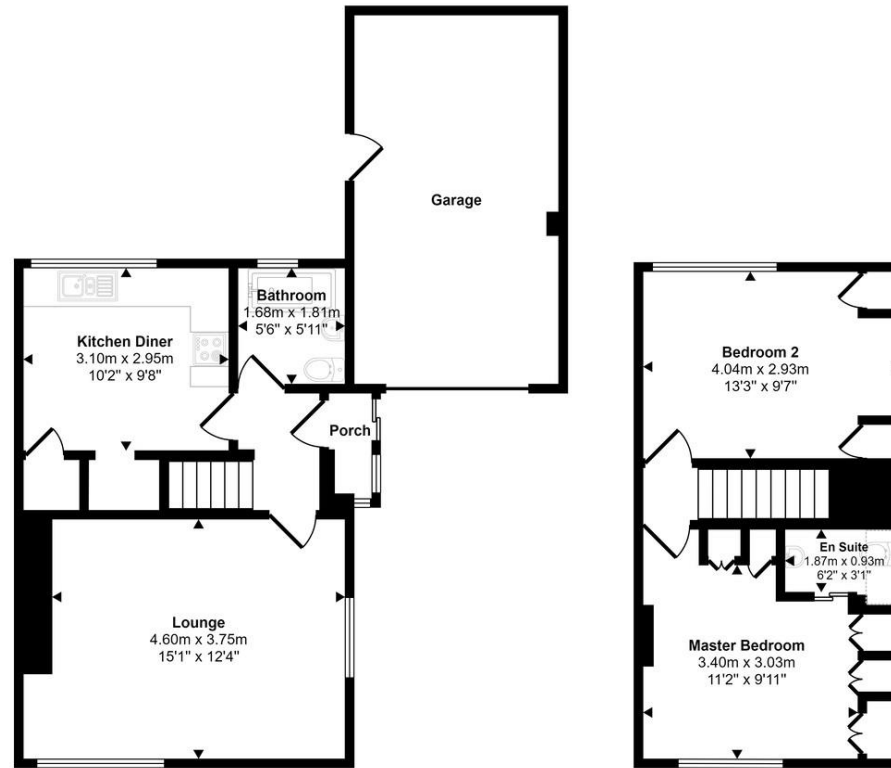
LOCATION:

Bosmeor Road is situated in the popular Boslowick area of Falmouth, close to Penmere Train Station with a variety of shops and local amenities only a short walk away.

Falmouth is exceptionally located on the south coast of Cornwall and has an abundance of facilities as well as being well connected by roads and train services to the rest of Cornwall and beyond. Swathed in maritime history, Falmouth is now a vibrant hub for sporting and cultural pursuits with three beaches offering fabulous sea swimming, paddle boarding and coastal hiking opportunities. Being home to the world famous Falmouth School of Art, Falmouth is a hub for the Arts in Cornwall, with the Princess Pavilion and The Poly offering a rich programme of events throughout the year.




Approx Gross Internal Area
90 sq m / 964 sq ft



Ground Floor
Approx 59 sq m / 632 sq ft

First Floor
Approx 31 sq m / 333 sq ft

 Denotes head height below 1.5m

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.

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.