

FOR SALE



Glasney Road, Falmouth
Fixed Price £330,000


MARTIN&CO

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- REFURBISHMENT OPPORTUNITY
- WALKING DISTANCE TO TOWN AND MARINA
- SPACIOUS ACCOMMODATION
- LARGE GARAGE
- GARDEN

A spacious end of terrace, three - bedroom property with large, interconnecting lounge and dining rooms, potential for a loft conversion (subject to planning permission) garden and garage, close to local amenities.

This end of terrace property is situated on a large corner plot and offers fantastic scope for refurbishment and, subject to consents, extension. The front door is raised slightly above street level and is accessed via the front garden which provides some privacy from the road. There is also access to the side of the property with a garden gate leading into the rear courtyard and, at the rear, there is also access through the garage. On entering the property there is a hallway, with two large, interconnecting reception rooms, the lounge having lovely bay window to the front and the dining room to the rear having French windows opening onto the courtyard. At the back of the house there is a large



galley kitchen which leads into a utility / porch with the back door going out to the rear garden. Stairs lead from the ground to the first floor, with a half landing leading to a roomy bathroom. The first floor landing is spacious with two double bedrooms and a single bedroom. Loft ladders provide access to a large loft space which has two velux windows and would lend itself well to a loft conversion subject to planning consents and building regulations. To the rear of the property there is an enclosed garden with patio, lawn and pond, with a large garage at the end of the garden with a garage door providing vehicular access onto Hichens Lane.

EPC D

Council Tax Band B

Gas Central Heating & Hot Water

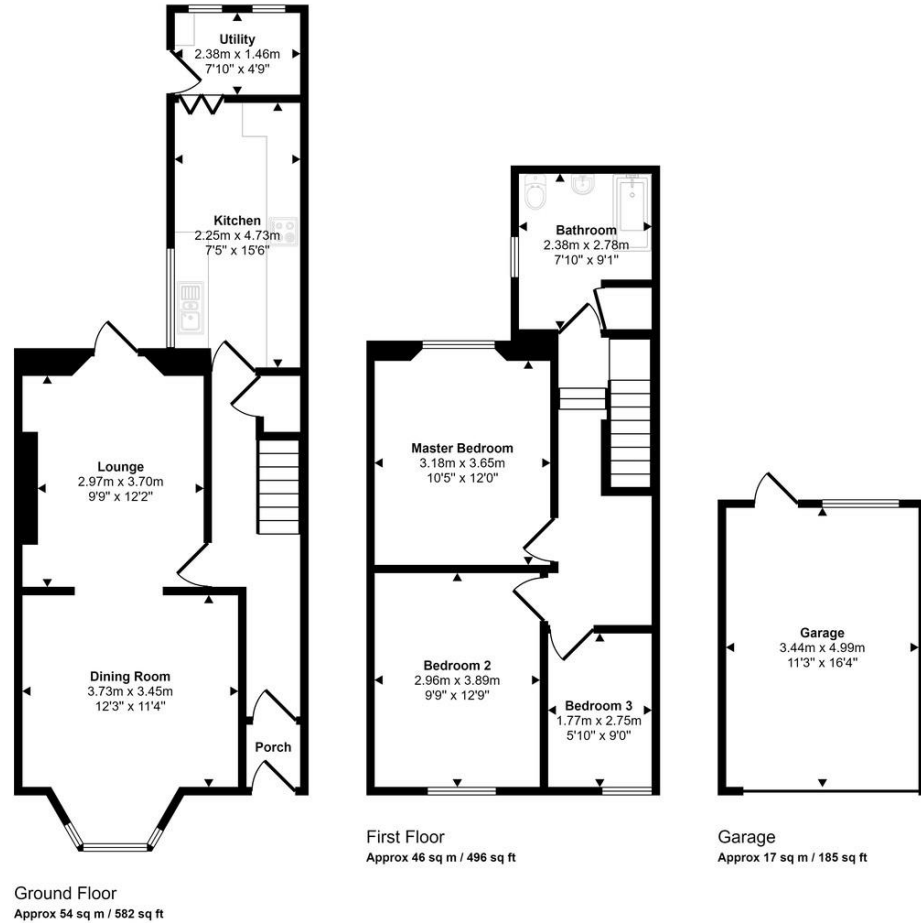
Mains Gas, Electric and Water

LOCATION:

The property is very well located for the amenities of both Falmouth and Penryn and is ideally located for local schools plus Sainsburys' and Lidl supermarkets are also just around a 10 minute 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. There are ample bus routes which stop close to the property and Penmere Train Station, on the Falmouth branch line which connects to Truro, is just a 20 minute walk away.



Approx Gross Internal Area
117 sq m / 1263 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.

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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.