

FOR SALE



Spears Terrace, Goldenbank, Falmouth
Guide Price £550,000


MARTIN&CO

Spears Terrace

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- SPACIOUS ACCOMMODATION
- INTEGRATED GARAGE
- PLENTY OF OFF-STREET PARKING
- LARGE PATIO GARDEN
- 20 MINUTE WALK TO BEACH

This spacious, detached house, with integrated garage and plenty of off-street parking, has three double bedrooms, including an impressive principal bedroom with ensuite shower room. Just a 20 minute walk to Swanpool Beach, the property is ideally situated on the Goldenbank side of Falmouth.

This modern property, constructed 2002 – 2003, is particularly spacious, spanning over 1500 sq ft and benefits from an off street parking area for multiple vehicles to the front and side, ideal if you have a camper-van. Situated at the end of a cul-de-sac, footpaths connect Spears Terrace conveniently to other areas of Falmouth including the shops at Boslowick. Swanpool Beach is approximately a 20 minute walk away as is Penmere train station.



Entering the property on the ground floor, there is a convenient porch which then leads into the hall. This opens out to an open-plan kitchen and dining room. The kitchen has a range of fitted floor and wall cupboards, there is an integrated gas hob and oven with a stainless steel extractor hood and splash back. There is an integrated dishwasher, a ceramic sink and a half with drainer and mixer taps, plus spaces for a free standing washing machine and fridge-freezer.

Next to this is a large lounge, with feature electric fireplace and patio doors leading out to the rear patio. There is a downstairs shower room, a large integrated garage, and a storage cupboard under the stairs.

A wide and light-filled stairwell leads up to a spacious landing, with large built-in linen cupboards. The principal bedroom is very spacious with lots of built-in storage behind sliding wardrobe doors and an ensuite shower room. The second bedroom is also very large, currently accommodating both a double and a single bed, again there are built-in wardrobes with sliding doors. The third bedroom is yet another double room and the family bathroom has both a bath and a separate shower cubicle.

The rear of the property can be accessed via side gates and there is a low maintenance patio garden, arranged over 2 tiers with a small garden shed at the far end.

Gas central heating and hot water

Electric showers

Electric feature fire in lounge

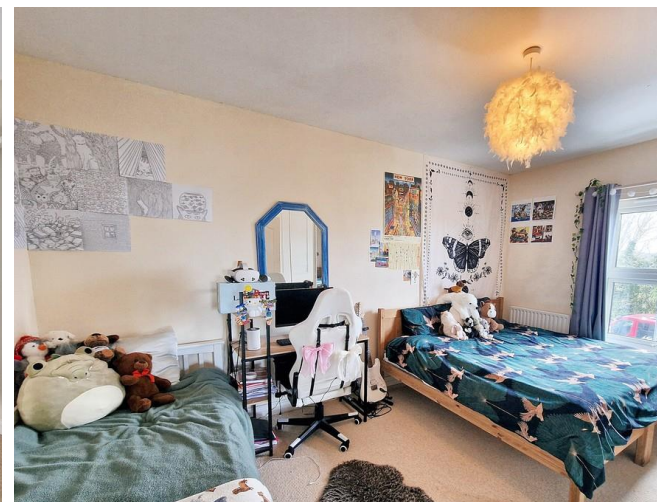
UPVC double glazed windows

EPC - D

Council Tax Band - E

Off street parking for multiple vehicles

Planning permission was granted on 28 June 2019 for a 2 storey extension to the front and side of the property. The planning reference is PA19/03601.

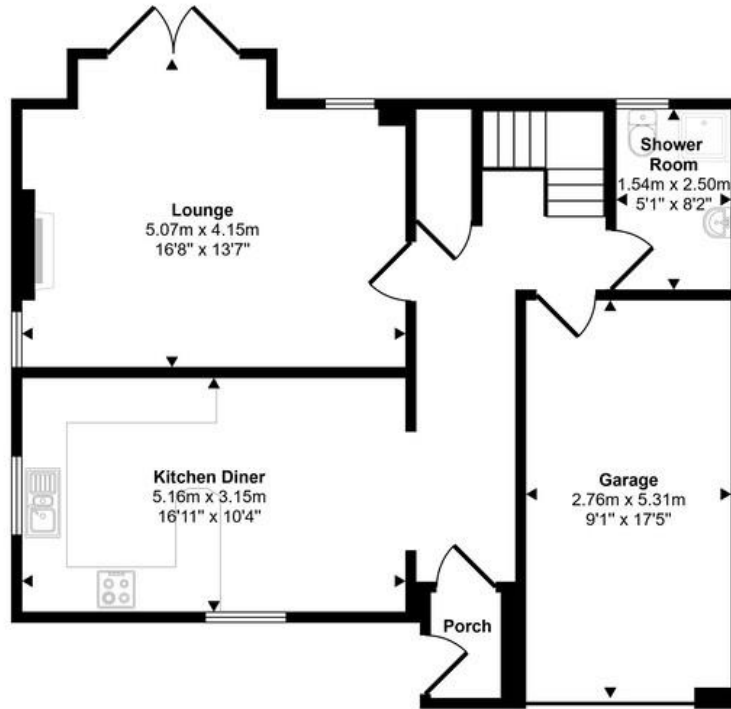


LOCATION

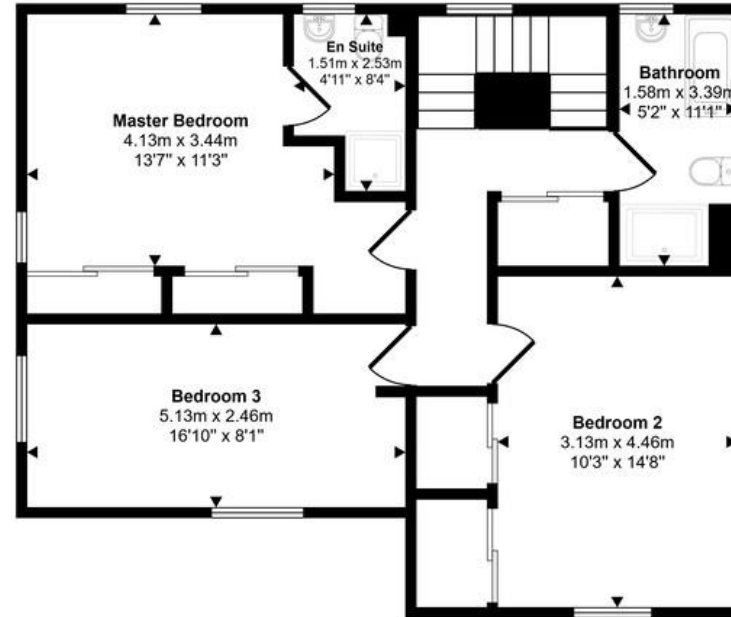
Situated on the south coast of Cornwall, Falmouth boasts stunning beaches, scenic coastal walks and a picturesque harbour. Falmouth is home to the renowned National Maritime Museum Cornwall, which offers fascinating exhibits on the region's maritime history and global seafaring heritage. The town also hosts various festivals and events throughout the year, including the Falmouth Week sailing regatta and the Falmouth Oyster Festival to name just a few. With its lively waterfront, quaint streets lined with shops and galleries, and an array of restaurants serving fresh seafood, Falmouth offers a delightful mix of seaside charm and cultural attractions. It's an ideal destination for anyone seeking relaxation, adventure, or a taste of Cornwall's rich maritime culture.



Approx Gross Internal Area
140 sq m / 1509 sq ft



Ground Floor
Approx 71 sq m / 763 sq ft



First Floor
Approx 69 sq m / 746 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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