

FOR SALE



Bosmeor Close, Falmouth
Guide Price £380,000


MARTIN & CO

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- GARAGE & DRIVEWAY PARKING
- MODERN KITCHEN & BATHROOM
- ELEVATED VIEWS WITH SEA GLIMPSES
- GENEROUS FRONT & REAR GARDENS
- SPACIOUS LOUNGE / DINER

A spacious, semi-detached home in an elevated, cul-de-sac position, with ample parking and gardens, ideally located for local schools and amenities. The property is ready to move into, having been updated and maintained by the current owners.

This lovely property is set back from the road by a spacious front garden and driveway which provides off-street parking for two cars.

On entering, there is an entrance hall with a coat cupboard and doors to the open-plan lounge / dining room and separate kitchen.



The dual aspect lounge / dining room is over 22 ft / almost 7 m long and has plenty of natural light, with a large picture window to the front aspect and sliding glass patio doors to the rear. There is a modern gas fire as a focal point to the lounge and plenty of space for a pair of sofas and dining table for four or more.

The kitchen is only a few years old and is fully fitted with a range of base cupboards, drawers and wall units in a cream gloss finish with a butcher's block effect work-top. There is a stainless steel sink and a half with drainer and a built in Zanussi electric oven and gas hob with a stainless steel extractor hood. There is a storage cupboard under the stairs and a door leads into the garage where there is a useful utility area for the fridge-freezer, washing and drying machines. A window looks out across the back garden and downlights provide additional lighting.

Stairs lead up to the first floor where there is a modern bathroom which was re-fitted in 2022. There is a white P-shaped panelled enclosed bath with mixer tap and integrated shower, a contemporary wall mounted basin with mixer tap and vanity unit, a low-level flush WC and a heated chrome towel rail. The walls are fully tiled and there is inset lighting.

The principal bedroom is at the front of the property with some far reaching sea glimpses towards St Athony head. This is a large double bedroom with plenty of space for storage. The second bedroom overlooks the garden at the rear and is a double, whilst the third bedroom is a good sized single and also benefits from some lovely sea views

To the rear, there is a fantastic, enclosed garden, with a patio adjacent to the house, a pond and a good-sized, gently sloping lawn with flower beds and well-stocked borders.



Features:

UPVC double glazed windows and doors installed 2016
Gas central heating and hot water
Gas feature fire in lounge
EPC – C
Council Tax band – C
Garage with utility area
Driveway parking
Spacious front garden
Spacious rear, enclosed garden
All mains services connected
Part boarded loft with ladder access
Fibre broadband connection

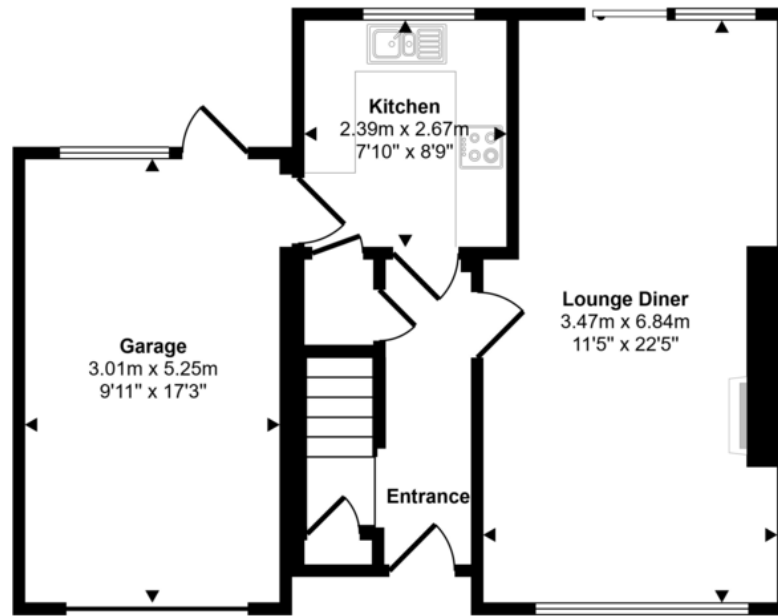
Location:

Bosmeor Close 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, including a Co-Op convenience store and four primary schools! Falmouth town centre and beaches are less than a mile away as well as Swanpool Nature Reserve, making this a very sought-after area with local families.

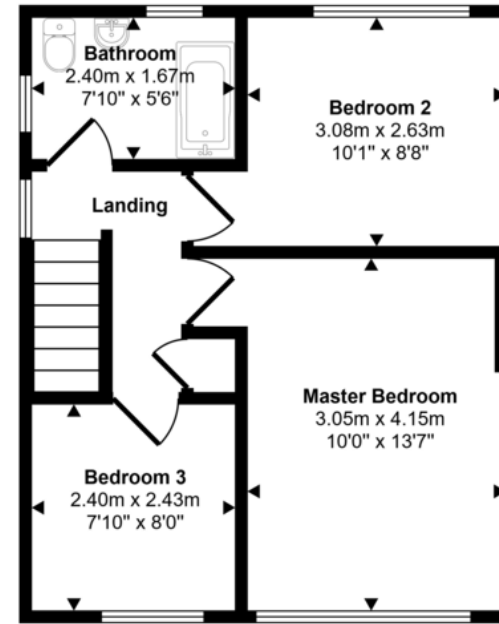
Falmouth is exceptionally located on the south coast of Cornwall and has an abundance of facilities as well as being well connected by roads and train services to the rest of Cornwall and beyond. Swathed in maritime history, Falmouth is now a vibrant hub for sporting and cultural pursuits with three 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
94 sq m / 1013 sq ft



Ground Floor
Approx 55 sq m / 593 sq ft



First Floor
Approx 39 sq m / 421 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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