

FOR SALE



Ponsharden Cottages
Guide Price £320,000

MARTIN&CO

Ponsharden Cottages

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- SOLAR PANELS
- LOVELY VIEWS OF BOATYARD
- GARDEN
- PARKING AREA
- 20FT LONG DOUBLE RECEPTION ROOM

A spacious two-bedroom end of terrace cottage with a rear garden and off street parking, providing plenty of space for vans or a boat! Internally the property has undergone part renovation to provide a blank canvas for the purchaser.

This spacious two-bedroom end of terrace cottage has been extended to the rear and also has a lovely long garden.

The end of the garden can be reached by an access lane and there is plenty of space for off street parking, canoes or even a boat!

Internally the property has undergone part renovation to provide a blank canvas for the incoming purchaser to personalise.



The front door of the property leads into an entrance hall with a glass panel door which lets lots of light circulate. The double reception room, over 20 ft long, is a striking feature of the property and provides fantastic living space with a feature fireplace at one end (non-working).

A separate kitchen to the rear leads into a small sun-room overlooking the garden which has an assortment of fruit trees and a garden shed, providing a secluded spot to enjoy the sunshine or host a bar-be que!

On the first floor, there are two double bedrooms, both with feature fireplaces (non-working) and there are wonderful views across to the boats in the marina at the rear. There is also a newly fitted shower room with a double shower enclosure.

Internally the walls have been prepared for a final coat of paint by the incoming purchaser. There is also new carpet and laminate flooring throughout.

Gas central heating

Grade A - Mundic Report Available To Reassign (£280 + VAT)

EPC C

Council Tax Band B

Off Street Parking

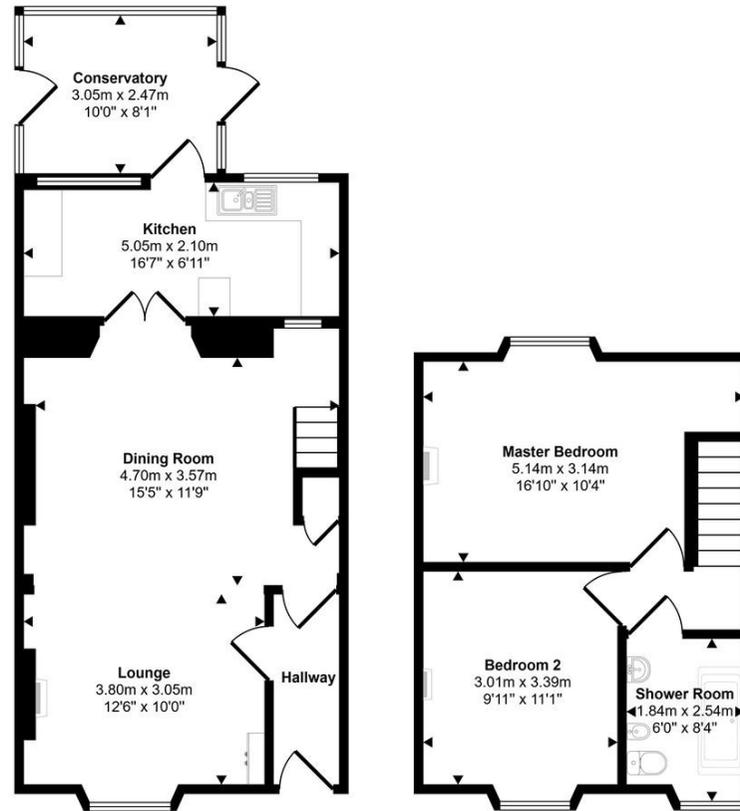
Rear Access

The property previously had foam insulation in the roof, but this has been professionally removed and a certificate is available.

Ponsharden Cottages are conveniently located towards the foot of Dracaena Avenue, situated on the riverside, between Ponsharden Boatyard and Falmouth Marina, which is visible from the rear of the first floor, together with glimpses of the Penryn River. Ponsharden Cottages are approximately equidistant to both Falmouth and Penryn town centres, both are just under a mile away.



Approx Gross Internal Area
90 sq m / 969 sq ft



Ground Floor
Approx 56 sq m / 599 sq ft

First Floor
Approx 34 sq m / 370 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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