

**FOR SALE**



**Longfield, Falmouth**  
**Guide Price £265,000**

  
**MARTIN&CO**

# Longfield, Falmouth

Guide Price £265,000

- 3 BEDROOMS
- TERRACED HOUSE
- CONVENIENT LOCATION
- ENCLOSED REAR GARDEN
- GARAGE

*An opportunity to purchase one of these very sought after, three bedroom homes, with a garage, located on the ever popular Longfield development and benefitting from a lovely wooded backdrop.*

An opportunity to purchase one of these very sought after, three bedroom homes, located on the ever popular Longfield development. The property is set with a lovely wooded backdrop and is ideally situated for St Francis & St Mary's primary schools.

Internally the property has been very tastefully upgraded and improved by the current owners and now provides very comfortable modern living accommodation.



Downstairs, there is an open plan, double aspect, living and dining room, with separate kitchen, whilst upstairs there are two double bedrooms and a single plus a family bathroom.

There is plenty of residents' parking in the cul-de-sac and the property also benefits from a garage in a block close by.

Longfield is very conveniently situated, around just 1.5 miles to Gyllyngvase beach, with local shops, including an excellent Co-Op, plus there are both primary and secondary schools nearby. A regular bus service runs through the development and Penmere railway station provides links via Penryn and Truro, where you can connect to the London Paddington main-line.

Gas Central Heating & Hot Water

Council Tax Band B

EPC C

Communal Parking Area

Garage

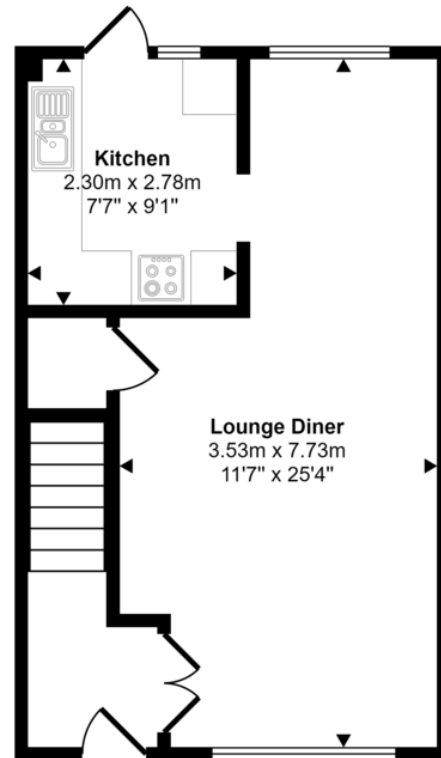
NO ONWARD CHAIN

#### LOCATION:

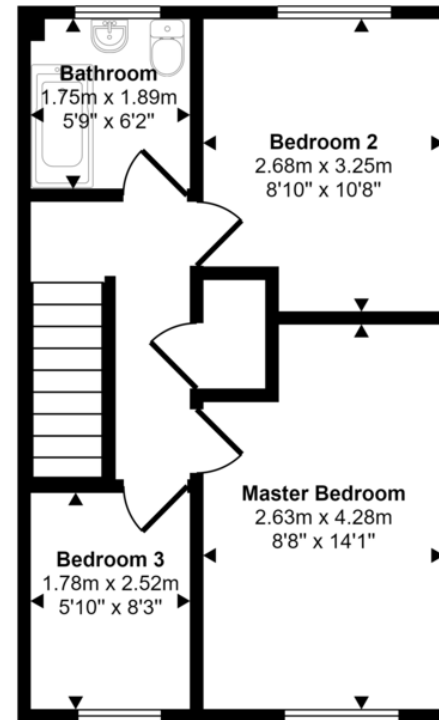
Falmouth is exceptionally located on the south coast of Cornwall and has an abundance of facilities as well as being well connected by roads and train services to the rest of Cornwall and beyond. Swathed in maritime history, Falmouth is now a vibrant hub for sporting and cultural pursuits with three 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  
70 sq m / 758 sq ft



Ground Floor  
Approx 35 sq m / 377 sq ft



First Floor  
Approx 35 sq m / 380 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.

## Martin & Co Falmouth

72 Kimberley Park Road • Falmouth • TR11 2DF  
T: 01326 697696 • E: falmouth@martinco.com

01326 697696  
<http://www.martinco.com>



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