

**FOR SALE**



**Portland Gardens, Falmouth**  
**Guide Price £310,000**

  
**MARTIN&CO**



# Portland Gardens

Guide Price £310,000

- SCANDINAVIAN DESIGN TOWNHOUSE
- INTEGRAL GARAGE
- TIERED COURTYARD GARDEN
- LOTS OF NATURAL LIGHT
- SPACIOUS ROOMS

Mid terrace, split level, Scandinavian design townhouse, with integral garage and driveway parking. Would now benefit from some refurbishment having been let out for a number of years. An ideal opportunity for someone to put their own stamp on a property!

You enter the property via a spacious porch which leads to a hall, with access to the integral garage, a downstairs WC and a half flight of stairs up to the kitchen / dining room. A large window and door lead out to the rear courtyard garden. Another half flight of stairs leads up to a landing with a glass partition and door leading into a light-filled, spacious lounge which runs the full width of the property. Large, south-west facing windows provide lovely wooded views across to Budock Water. A half flight of stairs leads





up to the second bedroom which is a good sized double with built-in storage, and the bathroom with separate WC. A final half flight of stairs goes up to the top floor, where there is a very spacious principal bedroom with lots of fitted wardrobe space and a third, smaller, double bedroom. Again these rooms are filled with natural light with some lovely views. To the rear of the property there is a terraced garden with a large patio and rear pedestrian access to Kings Avenue. To the front there is a small garden and a driveway with space for parking in front of the garage.

Freehold

UPVC double glazing

Integral garage and driveway parking

Terraced courtyard garden

Electric heaters

Electric immersion for hot water

EPC – D

Council Tax Band – B

Broadband : Ultrafast Broadband available at this postcode

Mobile Phone Coverage: O2 / EE / Three / Vodafone -

Please contact individual providers for further information

**Agents Note:**

Portland Gardens is a no-through road with the Truro to Falmouth branch-line running along one side.

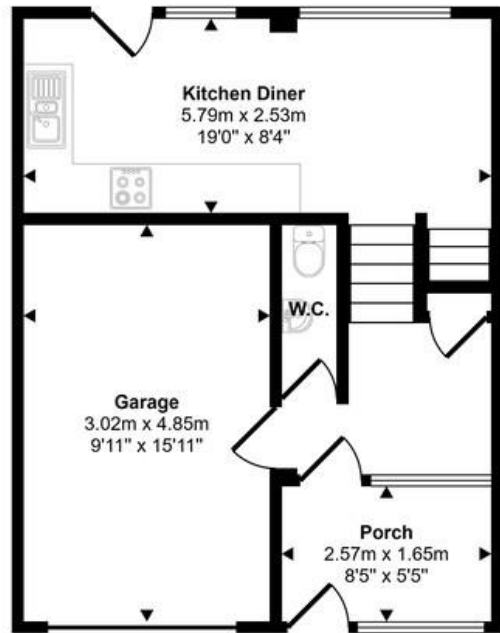
Mostly small, relatively quiet, 2-carriage trains pass the property between around 6.15 am and around 11pm.

**LOCATION :**

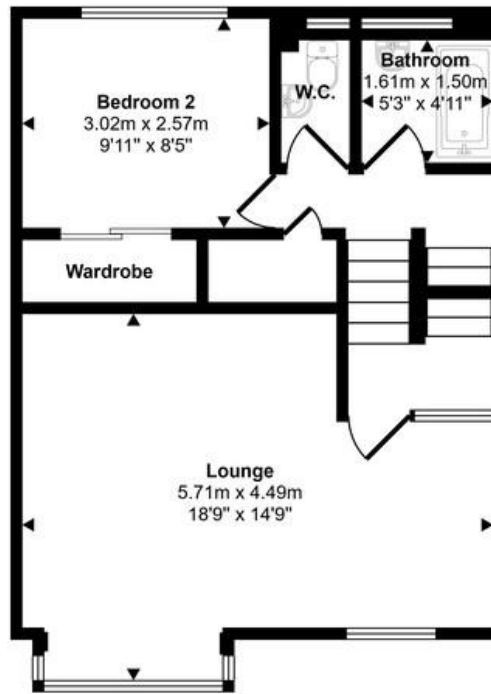
Portland Gardens is very conveniently located close to the centre of Falmouth, with Penmere Train Station under half a mile away. Kimberley Park is also just a half mile away, providing a green oasis in which to walk and relax as well as being a venue for numerous outdoor events throughout the year. Approximately one mile away you can find all the shops, cafes and pubs on The Moor and the sandy shores of Gyllyngvase Beach are just over a mile away.



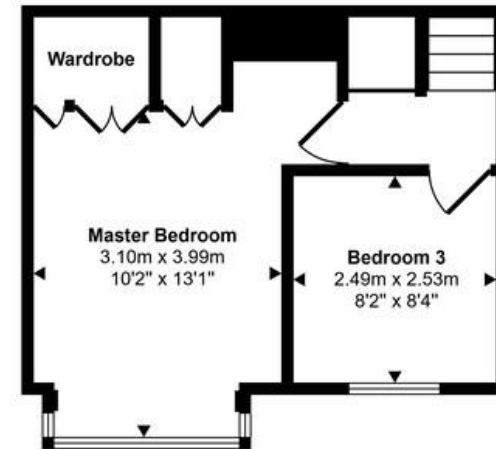
Approx Gross Internal Area  
114 sq m / 1228 sq ft



Ground Floor  
Approx 43 sq m / 463 sq ft



First Floor  
Approx 44 sq m / 475 sq ft



Second Floor  
Approx 27 sq m / 290 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

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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.