

FOR SALE



Davey's Close, Falmouth
Guide Price £260,000


MARTIN&CO

Davey's Close

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- LARGE DRIVEWAY PARKING AREA
- SOUTH EAST FACING BACK GARDEN
- GARAGE
- 1.5 MILES TO SWANPOOL BEACH
- GAS CENTRAL HEATING
- LOTS OF POTENTIAL

A bijoux two bedroom bungalow, in a cul-de-sac, set back from the road by a large driveway, benefitting from a level plot and a good sized rear garden and garage. Just 1.5 miles to Swanpool beach!



Please note, the photos were taken prior to the last tenancy. The tenants are currently moving out and then some decoration works will be undertaken and new photos will be produced. Please contact the Agent for further information.

Entering the property through the front door, there is an entrance hall with two double bedrooms at the front of the property. There is a shower room and a fitted kitchen which leads through the back porch and then into the garden. The lounge has glass sliding patio doors opening out onto the enclosed back garden which is South East facing. The property has lots of space for driveway parking at the front



as well as a garage. There is also a communal parking area at the end of the terrace.

Freehold

Council Tax Band C

EPC C

Gas Central Heating & Hot Water

Double Glazing

Garden

Mains gas, electricity, water and drainage

No Onward Chain

Broadband : Ultrafast Broadband available at this postcode.

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

Please contact individual providers for further information

Source: Ofcom.org.uk

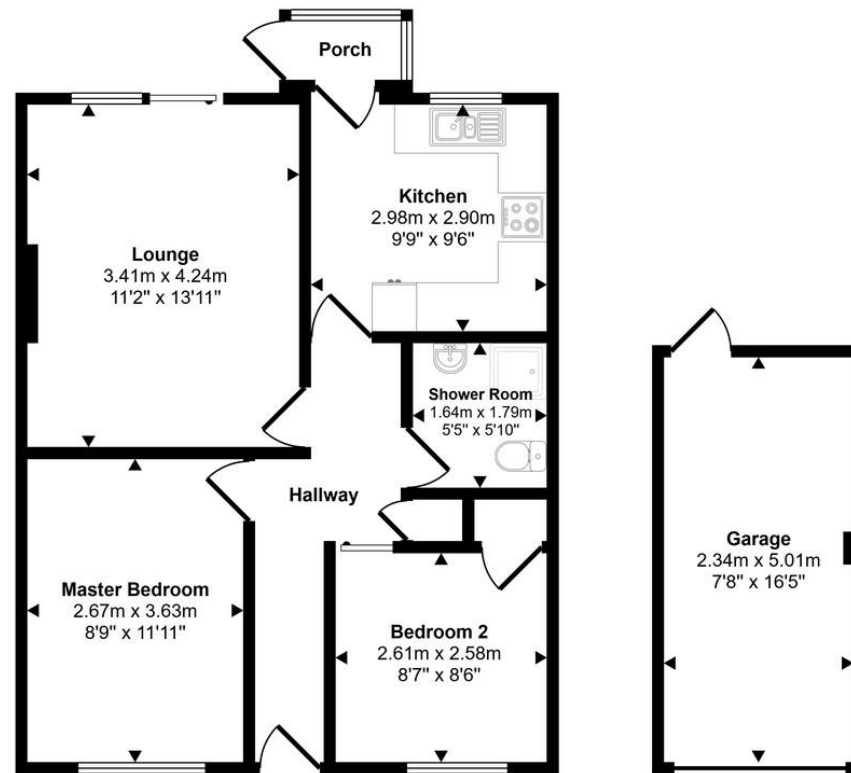
LOCATION

Davey's Close is located just off Bickland Water Road, on the Swanpool Side of Falmouth, ideally located for Swanpool Beach (just 1.5 miles away).

Falmouth is exceptionally located on the south coast of Cornwall and has an abundance of local amenities 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. The south Cornish coast offers fabulous sea swimming, paddle boarding and hiking trails just a stone's throw away. There are numerous yacht and sailing clubs nearby with some of the finest day sailing waters in the UK, and Falmouth Golf Club is located at Swanpool. 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
66 sq m / 707 sq ft



Floorplan
Approx 54 sq m / 581 sq ft

ENTRANCE

Garage
Approx 12 sq m / 126 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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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.