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**Messack Close,  
Falmouth**

**£265,000  
Freehold**







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## Property Introduction

Located at the top end of a popular cul-de-sac in a quiet residential area with a lovely outlook across the open fields and Budock Valley is this two bedroom end of terrace house.

Well presented with an entrance porch, lounge/diner, kitchen and conservatory there are two double bedrooms and a bathroom to the first floor.

The enclosed rear garden is low maintenance, there is unallocated parking and a garage in a block a short walk from the house.

## Location

Situated in a quiet close in the popular Boslowick area of Falmouth the property benefits from amenities close by with a small supermarket, barbers, fish and chip shop and beauty salon and also a Public House. A bus service stop providing access to the town is located at the end of the close.

Swanpool Beach and Nature Reserve is just over a mile away and the highly regarded Falmouth Golf Club. Messack Close is also in the catchment area for three Primary Schools and proves to be a very popular area for families.

### ACCOMMODATION COMPRISES

Double glazed door to :-

#### **ENTRANCE PORCH 5' 5" x 3' 1" (1.65m x 0.94m)**

Space for shoe and coat storage. Obscure glass glazed window looking to the:-

#### **LOUNGE/DINER 16' 6" x 11' 10" (5.03m x 3.60m) maximum measurements**

Double glazed window with radiator under. Fireplace with mantelpiece over and wooden surround housing a gas fire (currently not connected). Stairs to first floor. Understairs storage. Obscure glazed door into:-

### KITCHEN 11' 10" x 8' 1" (3.60m x 2.46m)

Double glazed window looking to conservatory. Range of floor and wall mounted cream matte cupboards with worktop over incorporating a sink and drainer with tiled surround. Cupboard housing gas combination boiler. Integrated oven with gas hob above and extractor over, space for fridge/freezer, space for automatic washing machine and further worktop with dishwasher and tumble dryer below. Radiator. Double glazed door to:-

### CONSERVATORY 8' 4" x 8' 0" (2.54m x 2.44m) maximum measurements, irregular shape

Radiator. Glazed to three sides, double glazed door out to the rear garden.

### FIRST FLOOR LANDING

Loft hatch and airing cupboard with shelving. Doors off to:-

### BEDROOM ONE 11' 10" x 10' 8" (3.60m x 3.25m)

Double glazed window to the front enjoying rural views. Radiator.

### BEDROOM TWO 11' 9" x 8' 1" (3.58m x 2.46m)

Double glazed window overlooking the garden. Radiator. Built-in cupboard.

### BATHROOM

Obscure glass double glazed window. Low level WC, bath with mains water shower over and pedestal wash hand basin. Tiled walls to two sides. Heated towel rail.

### REAR GARDEN

Designed to be low maintenance with flower borders and a patio at the top to catch the sun. Pedestrian gate opening to path to the alley that leads to the car parking and garage in a block.

### FRONT GARDEN

Pathway to the door and gravelled front area.

### GARAGE 16' 1" x 8' 2" (4.90m x 2.49m)

Located close by in a block with an up and over door.

### SERVICES

Mains water, mains drainage, mains electricity, mains gas.

### AGENT'S NOTES

Please be advised that the Council Tax band for this property is band 'C'.

### DIRECTIONS

From Falmouth Town Football Club on Bickland Water Road on your left, follow the road for approximately one mile, turning left into Boslowick Road. Go up the small hill, taking the next left into Messack Close. Follow Messack Close around to the left then at the hammerhead take the turning left and then parking in the area (which is communal) on the right by the block of garages. The house is then a few steps away on the right hand side. If using What3words:- waving.rated.grapes



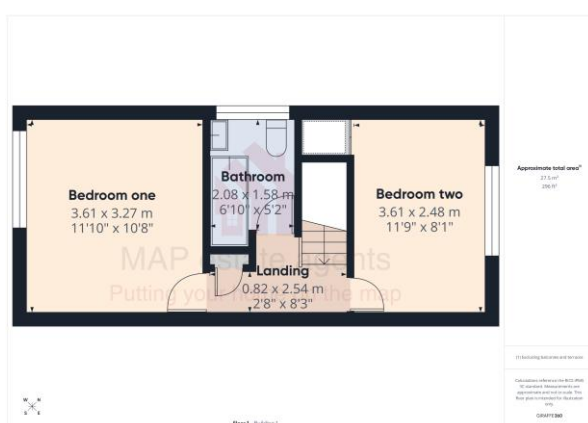
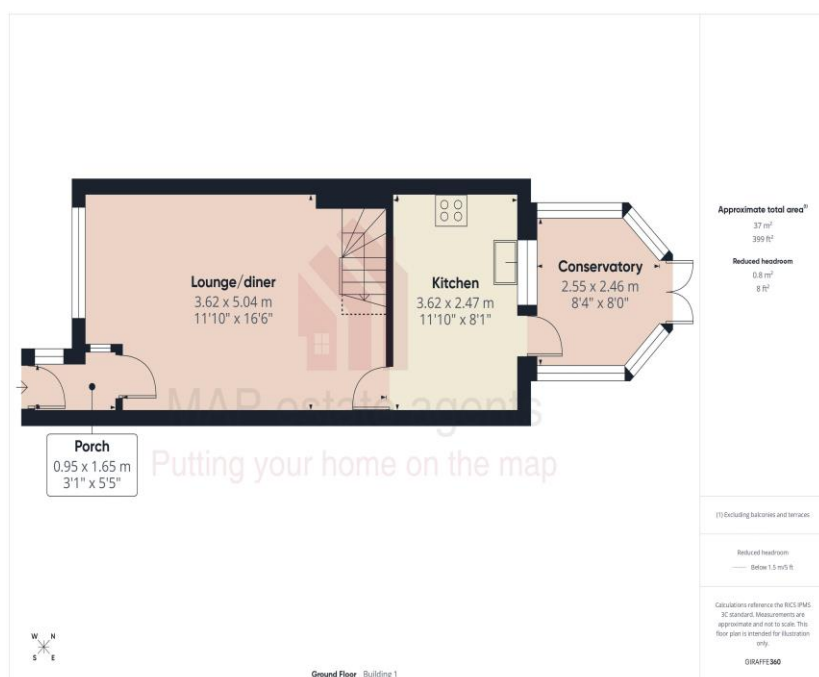
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	71	85
EU Directive 2002/91/EC		





## MAP's top reasons to view this home

- Well-proportioned two bedroomed house
- Modern kitchen/dining room
- Conservatory to rear
- Popular location and at the end of a cul-de-sac
- Traffic free to the front
- Gas central heating
- Double glazed windows
- Garage in block and communal parking
- Lovely views to front overlooking Budock Valley
- Gardens to front and enclosed rear garden



01209 243333 (Redruth & Camborne)  
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01872 672250 (Truro)

[sales@mapestateagents.com](mailto:sales@mapestateagents.com)

Gateway Business Park, Barncoose  
Cornwall TR15 3RQ

[www.mapestateagents.com](http://www.mapestateagents.com)

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