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**Boslowick Road,  
Falmouth**

**£339,995  
Freehold**







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## **Property Introduction**

This three bedroom mid-terrace house is in a popular residential location and is immaculately presented, having been updated by the present owner.

The accommodation comprises lounge, modernised kitchen/diner with breakfast bar with doors opening out to an enclosed tiered and decked garden. To the first floor are three bedrooms with the front bedrooms enjoying elevated views across Falmouth and a family bathroom. The property benefits from double glazing and wi-fi controlled gas central heating.

To the front is driveway parking for two cars and to the rear the garden is enclosed and terraced with a useful shed and under deck storage. We believe this family home is sure to attract a high level of interest and viewing our interactive virtual tour is strongly recommended prior to a closer inspection.

## **Location**

The Boslowick area has always been popular in Falmouth, due to its proximity to the surrounding Primary Schools and Penmere Train Station that is half a mile away with regular trains throughout the day running from Falmouth to the city of Truro, a regular bus service also runs to and from the town. The area is well served with a Co-Op shop, barbers and fish and chip takeaway.

The beautiful town of Falmouth is centred around one of the deepest natural harbours in the world and the sailing waters of the Carrick Roads are regarded as amongst the finest in the country. There are four beaches, whilst the town itself boasts a good range of niche retail shops and high street stores as well as quality restaurants and bars. Pendennis Castle stands at the entrance to the harbour, whilst the National Maritime Museum at Events Square is located in the heart of the town. Close to the property is a field with a park where you can enjoy walking the dog, this leads to a further footpath which runs on to Swanpool Nature Reserve.

## **ACCOMMODATION COMPRISES**

Double glazed entrance door opening to:-

### **HALLWAY**

Coat and shoe storage. Radiator. Stairs rising to first floor. Understairs cupboard housing the meters. Glazed doors opening off to:-

### LOUNGE 13' 0" x 9' 11" (3.96m x 3.02m) plus recess

A large double glazed window enjoying an elevated view. Radiator. Feature fireplace with mantelpiece over and tiled slate hearth with inset shelving to one side. Opening to:-

### KITCHEN/DINER 17' 10" x 8' 6" (5.43m x 2.59m) maximum measurements

Double glazed window and double glazed sliding doors to rear elevation. Range of floor and wall mounted cupboards with worktop over incorporating a one and a half bowl sink and drainer with Perspex tiled splashbacks and a breakfast bar. Integrated oven, electric hob above with extractor hood over, integrated fridge and integrated wi-fi controlled washing machine. Spotlights above. Dining space and radiator. Laminate tiled flooring.

### FIRST FLOOR LANDING

Loft hatch with ladder (the attic is shelved with useful storage space). Airing cupboard. Doors off to:-

### BEDROOM ONE 12' 11" x 10' 0" (3.93m x 3.05m) maximum measurements, plus recess

Double glazed window with far reaching views across the town. Modern wi-fi controlled radiator. Wardrobe with sliding and mirror door.

### BEDROOM TWO 9' 11" x 8' 10" (3.02m x 2.69m) plus door recess

Double glazed window to rear elevation. Modern wi-fi controlled radiator.

### BEDROOM THREE 7' 9" x 7' 8" (2.36m x 2.34m)

A single sized bedroom with double glazed window. Modern wi-fi controlled radiator.

### BATHROOM

Obscured double glazed window. P-shaped bath with shower screen over, mains water shower, concealed cistern low level WC with vanity cupboard incorporating the wash hand basin with mirrored cupboard over. Tiled walls and floor. Heated ladder towel rail. Spotlighting, extractor fan. Glazed entrance door.

### OUTSIDE FRONT

Off-road parking for two cars. Pathway and stone steps lead to the front door. Gravelled bin store space and further storage with a sleeper and herb garden. Electrical outside socket.

### REAR GARDEN

From the sliding doors in the kitchen/diner, steps with roped balustrade lead up to a deck across the rear of the property, further steps lead up to a raised lawn, a range of mature shrubs and path with stones to the side leading to a useful storage shed with electric and space for a fridge/freezer and/or tumble dryer. The garden provides a good degree of privacy and is enclosed by fencing.

### SERVICES

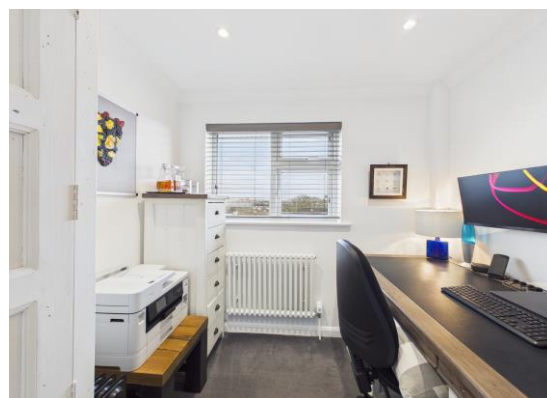
Mains water, mains drainage, mains electric and mains gas.

### AGENT'S NOTE

The Council Tax band is band 'B'.

### DIRECTIONS

From the entrance to Penmere train station continue down Penmere Hill under the bridge, continue past the petrol garage at the bottom of the hill. Continue up Boslowick Road, over the mini-roundabout past the Co-Op on the right hand side. The property can be found on the right hand side towards top of hill. If using What3words:- aspect.gazed.staff



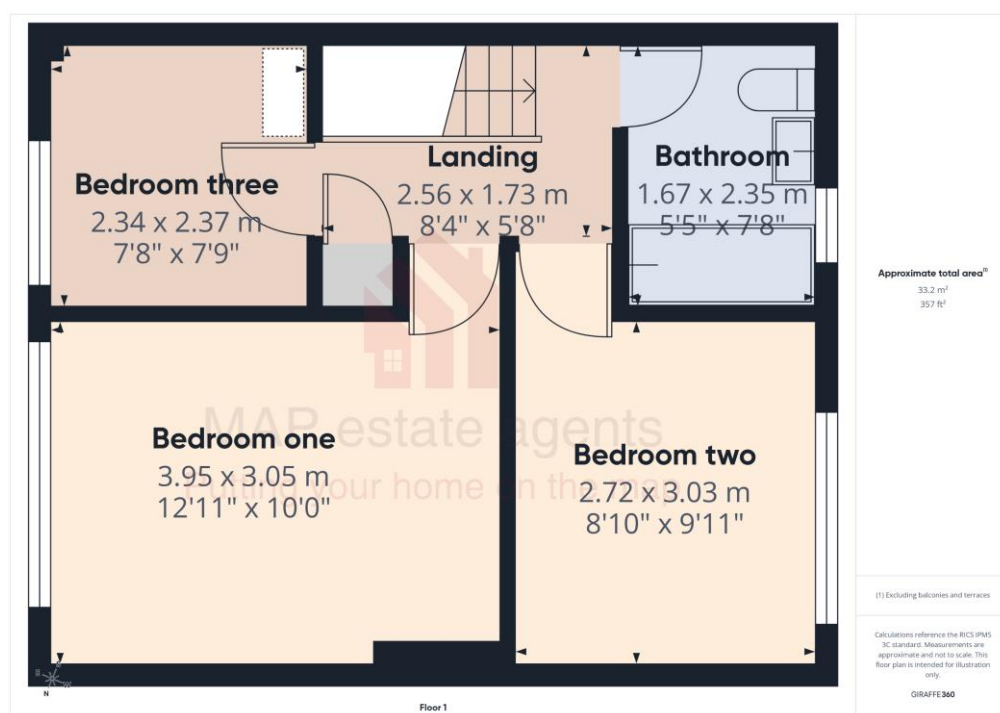
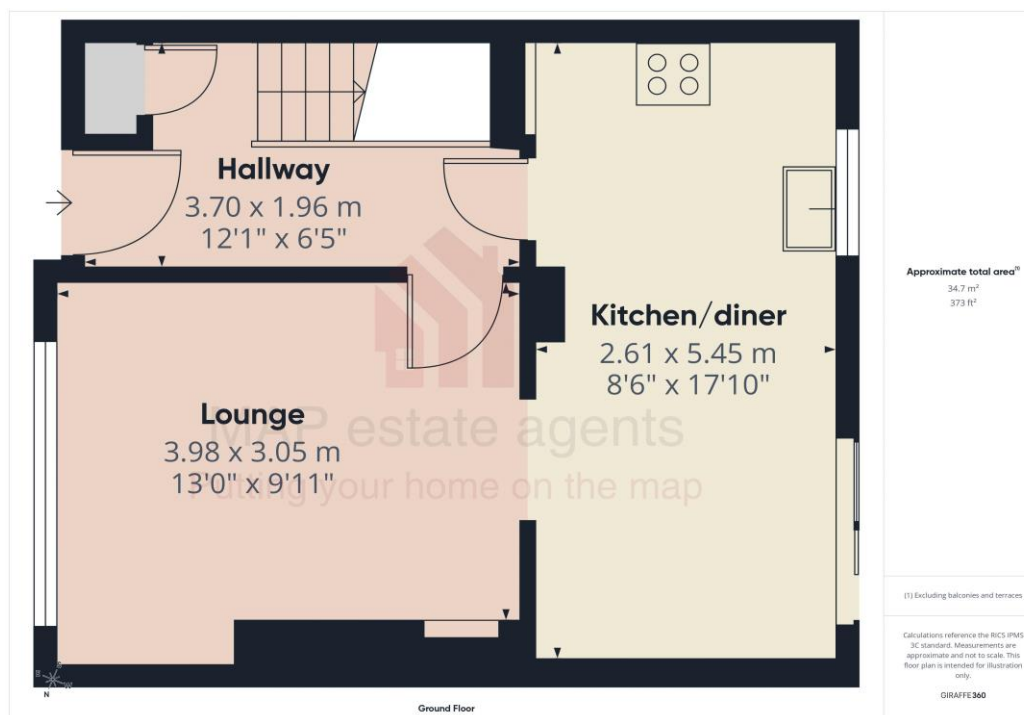
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC





## MAP's top reasons to view this home

- Beautifully presented terraced house
- Popular Boslowick area with primary schools close by
- Three bedrooms on first floor
- Modern kitchen/diner with integrated appliances
- Lounge with new carpets and electric fire
- Bedroom one with far reaching views across the town
- Well presented bathroom
- Some new radiators with wi-fi heating system
- Off-road parking for two cars
- Enclosed rear garden with shed with electric



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