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**Meadowside Road,
Falmouth**

**£285,000
Freehold**





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Property Introduction

This much loved mid-terraced family home is available chain free giving the lucky buyer the chance to update and improve upon.

The property has a lounge, a separate dining room, a kitchen, a ground floor bathroom and three bedrooms on the first floor.

There is a generous garden and patio to the rear and a block built shed.

Parking can be found in the cul-de-sac to the rear, there is a lovely play area around the corner and a local Co-Op together with run of Boslowick shops are within close proximity.

Location

Positioned within within easy access of the town, Swanpool Nature Reserve and beach, the walk to Swanpool is truly lovely and will lead you to one of three beaches in Falmouth and the coastal walks. There is a cafe and seafood restaurant at Swanpool and Falmouth Golf Course is just around the next headland.

Located on the outskirts of the town on a bus route and close to Penmere train station on the branch line to Truro, the property also benefits from being close to the amenities at Boslowick which consist of a small supermarket, fish and chip shop, barbers and beauty salon. This family home is located with the catchment area for the three local junior schools of St Francis, St Marys and Marlborough School.

ACCOMMODATION COMPRISES

Double glazed entrance door opening to:-

ENTRANCE HALLWAY

Electrics cupboard and radiator. Turning staircase to the first floor with storage cupboard below. Double glazed window to half landing. Doors off to:-

LOUNGE 17' 9" x 10' 8" (5.41m x 3.25m)

A dual aspect room with double glazed window to either end. Feature fireplace with an inset gas fire on a hearth with mantelpiece over. Radiator.

DINING ROOM 11' 10" x 6' 7" (3.60m x 2.01m)

Double glazed window. Storage cupboard. Radiator with shelf over. Glazed door opening to:-

INNER HALLWAY

Doors off to:-

GROUND FLOOR BATHROOM

Pedestal wash hand basin, low level WC and panelled bath with electric shower over and shower side screen. Shelf and cabinet. Obscured double glazed window. Fully tiled walls and floor.

KITCHEN/DINER 10' 2" x 9' 7" (3.10m x 2.92m)

Range of wall and floor mounted cupboards with worktop over incorporating a one and a half bowl sink and drainer with tiled surround. Integrated gas oven with gas hob over and extractor above. Space for washing machine and space for fridge/freezer. Display cabinet and corner display shelving. Space for dining table. Radiator. Door to garden.

FIRST FLOOR LANDING

Doors off to:-

BEDROOM ONE 11' 9" x 10' 8" (3.58m x 3.25m) maximum measurements

Double glazed window enjoying a green outlook. Radiator and fitted wardrobes

BEDROOM TWO 12' 1" x 8' 9" (3.68m x 2.66m)

Double glazed windows again enjoying the open outlook and radiator. Pedestal wash hand basin with tiled splashback.

BEDROOM THREE 10' 8" x 5' 10" (3.25m x 1.78m)

Double glazed window and radiator. Exposed beams.

OUTSIDE FRONT

The front garden is enclosed by a wall to the front with a pedestrian access providing access to a path leading to the front door with a small lawn to the side.

REAR GARDEN

The garden is laid to lawn with a pathway leading to the end of the garden where a pedestrian gate leads out to Berryman Crescent where on-road parking can be found. Block built shed. To the rear of the garden is a generous patio to enjoy the evening sun and to one side is a wall and the other side is fencing enclosing the garden.

SERVICES

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

AGENT'S NOTE

The Council tax band for the property is band 'B'.

DIRECTIONS

From Boslowick Garage at the bottom of Penmere Hill turn into Hillside Road opposite. Follow along and turn left into Meadowside Road where the property can be found on the left hand side. If using What3words:-random.folds.called



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		
		83
	64	
England & Wales		
EU Directive 2002/91/EC		



MAP's top reasons to view this home

- Mid-terraced family house
- Family home in the Boslowick area
- Three bedrooms
- Two reception rooms
- Ground floor bathroom
- Enclosed rear garden and patio
- Parking available in cul-de-sac to the rear
- Scope to improve upon and update
- Close to shops and Boslowick Garage
- Pathway walks to Swanpool Nature Reserve and beach



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01736 322200 (St Ives & Hayle)
01326 702400 (Helston & Lizard Peninsula)

01736 322400 (Penzance & surrounds)
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