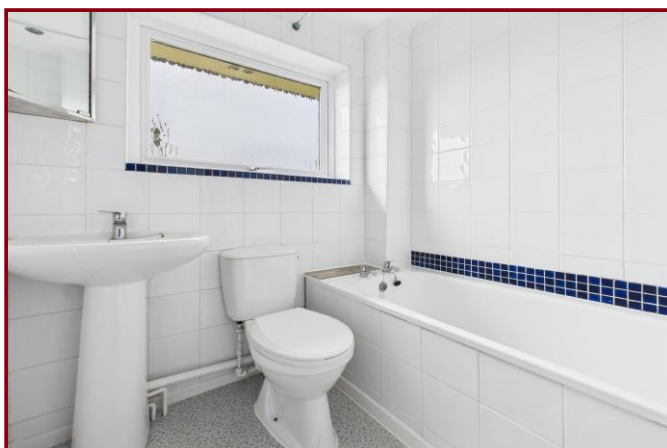




**MAP estate agents**  
Putting your home on the map

**Daveys Close,  
Falmouth**

**Monthly Rental Of £1,400.00**







**Daveys Close,  
Falmouth**

**Monthly Rental Of £1,400.00**

## Property Introduction

Available immediately and unfurnished is this three bedroom property.

Well presented throughout, the star feature of this home must be the outside space, with its large garden.

A kitchen/diner overlooks the rear garden and offers a built-in double oven and hob with the lounge enjoying a feature fireplace.

A nil deposit scheme is available and viewing is recommended.

## Location

Positioned at the end of the cul-de-sac, located in this small development with a useful bus service and within walking distance of Swanpool Beach, Nature Reserve and Falmouth Golf Club, we can see why this area proves to be popular.

The property is ideally placed for the amenities at nearby Boslowick that include a convenience store, barbers, cafe and fish and chip shop and the property is within easy access to Primary Schools. Beyond Boslowick and further towards the town centre is Penmere Train Station that provides a service to Falmouth town and to Truro with its connection on to London Paddington.

## ACCOMMODATION COMPRISES

The most unexpected garden is on offer with this three bedroom property, with steps leading down from the pathway to the property's entrance door.

Opening into a reception area and lounge, the reception area has a wood effect flooring, there is a useful storage unit and stairs leading to the first floor with a concertina door and opening to the lounge.

A large box bay window provides a wealth of natural light with a radiator below and carpeted flooring. There is a feature fireplace with a tiled hearth and ornamental gas fire, an understairs storage cupboard and a multi-pane glazed door leads to the kitchen/diner. Entering this room, you are immediately drawn to the sliding patio door overlooking and providing access to the garden. There is a dark wood effect flooring and radiator. Being well proportioned this is the ideal area for entertaining which in turn opens to the kitchen area.

Fitted with a range of light coloured units, there is a ample storage, a built-in electric double oven and an electric hob with cooker hood over. Below the kitchen window is a sink and also a recess suitable for a washing machine.

Returning to the reception area, carpeted stairs lead to the bright and light first floor landing with a double glazed window to the side aspect, there is a built-in airing cupboard and doors lead off to all rooms.

There are three bedrooms, a large double, a small double and a single bedroom, making this an ideal family home, for someone working from home or needing an office space. All three bedrooms have carpeted flooring, double glazed windows and radiators. The larger double bedrooms also benefits from a built-in wardrobe.

Completing the first floor accommodation is the bathroom having a white suite with wash hand basin, WC and bath with shower over. There are tiled walls, a double glazed window to the rear and a heated towel rail.

## EXTERNALLY

As previously mentioned steps lead to the main entrance, plus a side path to the gardens. Access is also possible from the kitchen. Immediately to the rear of the property is the patio leads to the lawns. There is a useful timber shed, perfect for the gardening equipment. There is a large grass side garden, and a pathway leading to the front of the property.

## SERVICES

Services are mains water, mains drainage, mains electric and mains gas.

## RESTRICTIONS

Ideally suited for a working family or professional couple needing an office space there is strict a no smoking policy internally. Pets may be considered with a pets addendum added to the tenancy and those in receipt of benefit must have a working guarantor.

## DIRECTIONS

With Falmouth Football Club on your left hand side travel along Bickland Water Road heading towards Swanpool, continue for approximately one mile passing Boslowick Road on your left, Daveys Close is the next turning on the left hand side. Proceed into the close and follow around to left where the property can be found on your left hand side. If using What3Words:- green.magic.cars

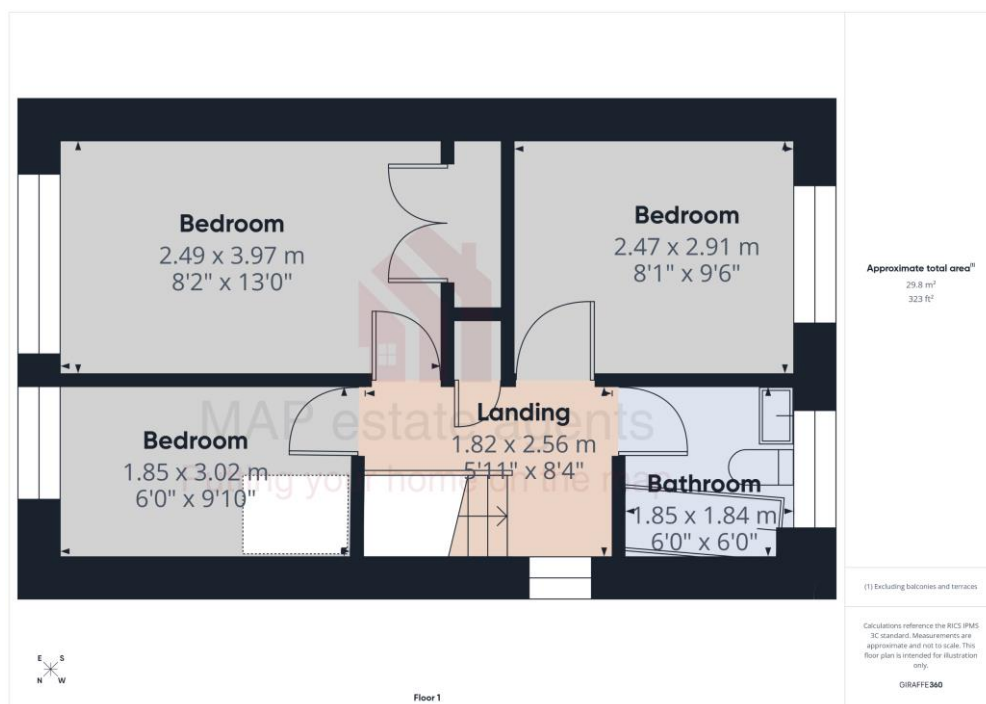


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92+)		
B (81-91)		88
C (69-80)		
D (55-68)	70	
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



## MAP's top reasons to view this home

- Available immediately
- Unfurnished property
- Three bedrooms
- Kitchen/diner
- Lounge
- Double glazing and central heating
- Large gardens
- Desirable cul-de-sac location
- Well presented throughout
- Nil deposit scheme available



01209 243333 (Redruth & Camborne)  
01736 322200 (St Ives & Hayle)  
01326 702400 (Helston & Lizard Peninsula)

01736 322400 (Penzance & surrounds)  
01326 702333 (Falmouth & Penryn)  
01872 672250 (Truro)

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

Gateway Business Park, Barncoose  
Cornwall TR15 3RQ

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

**IMPORTANT:** Map estate agents for themselves and for the vendors or lessors of this property whose agents they are give notice that the particulars are produced in good faith and are set out as a general guide only and do not constitute any part of a contract and no person in the employment of Map estate agents has any authority to make or give any representation or warranty in relation to this property.