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**Orchard Vale,  
Flushing, Falmouth**

**Guide Price £180,000  
Freehold**





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## Property Introduction

An opportunity to purchase this three bedroom end of terrace house with scope for improvement and refurbishment.

Offered for sale chain free, there is an entrance porch, ground floor cloakroom, lounge, kitchen and separate dining room on the ground floor.

To the first floor are three bedrooms and a bathroom with the most amazing views across Flushing harbour from both bedrooms.

There is a garden to the front and rear and a concrete shed off the kitchen.

Parking is on the road within the cul-de-sac and there is a children's play park opposite.

## Location

The property is located at the end of a cul-de-sac in the popular harbourside village of Flushing. Flushing has a bustling community centred around a village shop, primary school, restaurant, two public houses and a harbour with plenty of activity. Running from the quay there is a regular boat ferry across to Falmouth. Flushing also features a popular beach along with stunning coastal and woodland walks towards Mylor Harbour.

The nearby town of Falmouth is home to the Maritime Museum, Pendennis Castle and four beaches. Falmouth provides a large selection of restaurants, cafes and Public Houses and many individual retail outlets alongside major chain stores. Falmouth is an area where many water-based activities can be enjoyed, such as boat trips, surfing, kayaking and fishing to name a few. In addition to the boat ferry which regularly runs from Flushing to Falmouth, there is also a regular bus service. In Falmouth, one will also find three railway branch stations for the train line to Truro and beyond.

## ACCOMMODATION COMPRIMES

### ENTRANCE PORCH

Glazed door opening to:-

## ENTRANCE HALLWAY

Night storage heater. Stairs to first floor. Understairs storage cupboard and doors off to:-

## LOUNGE 14' 4" x 11' 2" (4.37m x 3.40m) maximum measurements

Glazed window. Night storage heater.

## KITCHEN/DINER

### KITCHEN 8' 10" x 6' 6" (2.69m x 1.98m)

Range of floor and wall mounted units, worktop, linoleum flooring and glazed window with sink and drainer under. Space for washing machine, cooker and fridge. Breakfast bar with inset storage cupboard. Archway through to the:-

### DINING ROOM 11' 7" x 10' 11" (3.53m x 3.32m) plus recess

Glazed window. Panelling to one wall. Door to:-

## CONCRETE WORKSHOP/SHED 8' 3" x 4' 6" (2.51m x 1.37m)

Electric and lighting. Door to garden.

## GROUND FLOOR CLOAKROOM

Wall hung wash hand basin and low level WC. Obscured glazed window.

## FIRST FLOOR LANDING

Loft hatch. Airing cupboard housing an immersion tank. Doors off to:-

### BEDROOM ONE 11' 4" x 10' 6" (3.45m x 3.20m)

Glazed window with elevated views of the harbour and play park.

### BEDROOM TWO 14' 10" x 9' 1" (4.52m x 2.77m) plus recesses

Glazed window to rear elevation

### BEDROOM THREE 8' 4" x 6' 8" (2.54m x 2.03m)

Glazed window with views over harbour.

## BATHROOM

Low level WC, wall hung wash basin and bath. Obscured glazed window.

## OUTSIDE FRONT

Hedging to front and side. Pedestrian gate opens to pathway leading to the door. Access to the side around to the:-

## REAR GARDEN

The rear garden is overgrown with hedging to the rear and space for washing line. Rear door to property.

## AGENT'S NOTES

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

## SERVICES

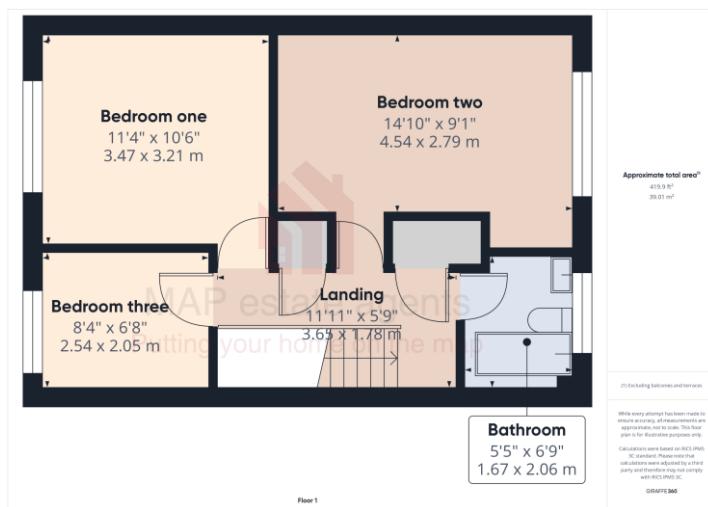
Mains water, mains drainage and mains electric

## DIRECTIONS

On approaching Flushing, turn left into Kersey Road next to the Royal Standard pub on the corner. Follow Kersey Road along, continue up the hill into Orchard Vale and follow the road around to left, you will see on-street parking on the left and the property is on your right hand side - the last house before double gates leading to a detached house. If using What3words; runways.daydreams.relishes



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92+)	A		83
(81-81)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	36	
(0-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



## MAP's top reasons to view this home

- Scope to improve and update
- Located in the harbour town of Flushing
- Towards the end of the cul-de-sac
- Three bedrooms
- Lounge
- Kitchen/dining room and separate lounge
- Bathroom and downstairs cloakroom
- Garden front and rear
- Harbour views from front two bedrooms
- Childrens play park in front

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)

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