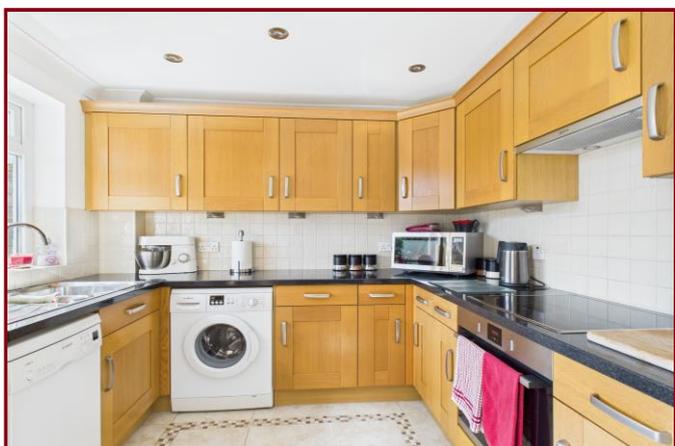




**MAP estate agents**  
Putting your home on the map

**Longfield,  
Falmouth**

**£299,950  
Freehold**





## Longfield, Falmouth

£299,950  
Freehold

### Property Introduction

A wonderful opportunity to purchase this beautifully presented family home situated in the Longfield development within a cul-de-sac position. Internally the accommodation is presented to a very high standard and has been the family home for the current vendors for many years.

The accommodation has the benefit of uPVC double glazed windows and doors complemented by a gas fired central heating system and briefly comprises of an entrance hallway, lounge, kitchen/diner whilst to the first floor are three bedrooms and a family bathroom.

Externally to the front are ample parking facilities for approximately five vehicles along with a single garage with electric roller door. The rear garden is immaculately presented being of low maintenance with a patio with step down to a further area of garden with mature borders whilst a pathway via the side of the property gives access to the garage.

### Location

Falmouth is a popular maritime town which boasts an array of local independent shops along with some well known national brands. With its four popular beaches - Gyllyngvase, Castle, Swanpool and Maenporth it is ideal for those who enjoy water sports with a beautiful coastline offering delightful scenery.

Falmouth is known for its famous harbour, being the third natural deepest harbour in the world and the deepest in western Europe. It is also home to the National Maritime Museum and has hosted the Tall Ships Race on many occasions. Local schools enjoy an excellent reputation with out of town supermarkets being located nearby whilst the cathedral city of Truro is also within a reasonable travelling distance and is the main centre in Cornwall for business and commerce.

### ACCOMMODATION COMPRISES

Double glazed door opening to:-

#### ENTRANCE HALLWAY

Radiator. Double single glazed doors giving access to the lounge. Thermostat wall control.

### **LOUNGE 15' 1" x 11' 4" (4.59m x 3.45m) maximum measurements**

uPVC double glazed window. Radiator. Double single glazed door giving access to the kitchen/diner. Under stairs storage cupboard with tucked away desk and shelving.

### **KITCHEN/DINER 14' 7" x 8' 9" (4.44m x 2.66m)**

uPVC double glazed doors and window to rear elevation. Single stainless steel one and a half bowl sink unit with mixer tap also having a filter, a good range of base and wall mounted storage cupboards. Range of work surfaces and built-in cooker, hob with extractor over, integrated fridge/freezer and part tiled walls. Tiled floor, plumbing for dishwasher and automatic washing machine, (the vendors have advised us that the pendant lighting over the dining table will not be included in the sale).

### **FIRST FLOOR LANDING**

Radiator. Access to loft (partly boarded with electric light and ladder). Airing cupboard with water tank. Access to:-

### **BEDROOM ONE 11' 3" x 8' 6" (3.43m x 2.59m) maximum measurements**

uPVC double glazed window to front elevation. Radiator. Built-in wardrobe with mirror front.

### **BEDROOM TWO 8' 11" x 8' 5" (2.72m x 2.56m)**

uPVC double glazed window to front elevation with built-in storage cupboards, radiator.

### **BEDROOM THREE 7' 10" x 5' 10" (2.39m x 1.78m) maximum measurements**

uPVC double glazed window to rear elevation. Radiator. Built-in double wardrobes with shelving.

### **FAMILY BATHROOM**

uPVC double glazed window to rear elevation. A modern suite comprising of a close coupled WC, pedestal wash hand basin and bath with electric shower over and shower screen. Tiled walls. Radiator. Shaver point. Wall mounted mirror fronted cabinet.

### **OUTSIDE FRONT**

To the front of the property are ample parking facilities for five vehicles with a long driveway and gravelled parking bay. A good range of mature shrubs with stone chipping borders. The driveway gives access to the:-

### **SINGLE GARAGE 16' 8" x 7' 10" (5.08m x 2.39m)**

Electric roller door, electric light and power points connected with pedestrian doorway to the rear.

### **REAR GARDEN**

The rear garden is an absolute delight with a paved patio with raised flower borders and steps giving access down to a paved pathway with a sitting area to the right hand side and a low maintenance garden with a further range of mature shrubs, all being enclosed with fencing and giving the property privacy. Just off the patio is a useful water tap and external power point. Access to the side leads down to a generous storage shed divided into two housing the recycling and the other half is a good storage space with power connected.

### **SERVICES**

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

### **AGENT'S NOTE**

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

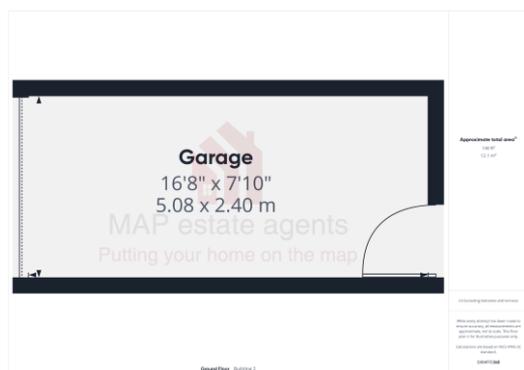
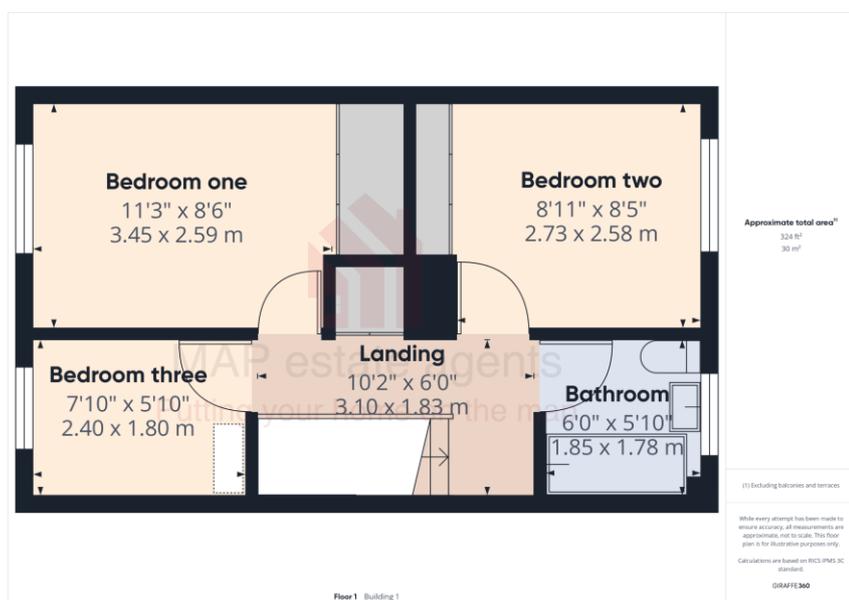
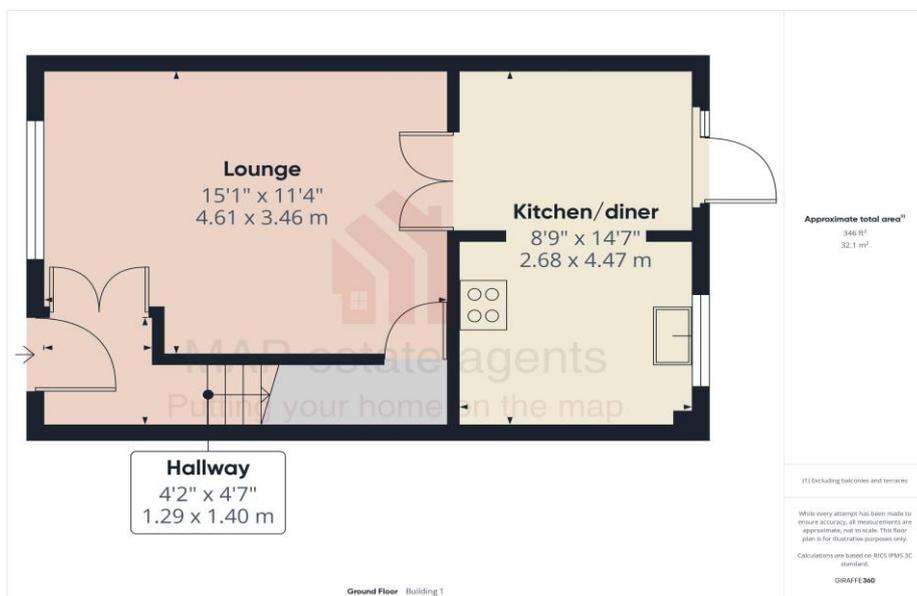


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		89
(69-80)	C	73	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



## MAP's top reasons to view this home

- A beautifully presented semi-detached family home
- Three bedrooms
- Kitchen/diner with built-in appliances
- uPVC double glazed windows and doors
- Gas fired central heating system
- First floor family bathroom
- Located in a popular residential position
- Ample parking for approximately five vehicles and garage
- Pretty enclosed rear garden
- Close proximity to St Francis and St Marys Primary Schools



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

Gateway Business Park, Barncoose  
Cornwall TR15 3RQ

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

01209 243333 (Redruth & Camborne)  
01736 322200 (St Ives & Hayle)  
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