



138 Boslowick Road, Falmouth
Guide Price £350,000



CLIVEPEARCE

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£350,000

A spacious and flexible four bedroom home with plenty of driveway parking and a large enclosed garden. Ground floor bedroom with en-suite wet room, three first floor bedrooms and family bathroom. Great location.

Property Description

Why You'll Like It

This spacious family home is located in a residential area on the edge of the town. Set back from the street with ample driveway parking. Once inside, you'll be impressed by the space on offer as well as the flexible options that the layout gives. The living room has a feature fireplace and is open plan to the dining room, which in turn has doors through to a flexi room and the garden beyond. A door from the dining room also opens through to the kitchen which has been extended and is arranged in two areas. The kitchen has a good range of cabinets and work space with room for appliances and there is a breakfast area which is also fitted with a handy breakfast bar and has space/plumbing for a washing machine and dryer. The ground floor also has a fully fitted wet room which not only has a door to the garden but has a "Jack and Jill" en-suite arrangement with the ground floor bedroom making this a truly versatile space. Upstairs, you'll find three good sized bedrooms and a family bathroom with a white suite and a shower over the bath. The outside space connects well with the reception areas making this a great house for families. The rear garden is enclosed with a terraced area and lawn. Attractive flower beds and established trees/shrubs add interest and for keen gardeners there is a greenhouse and shed.

Where It Is

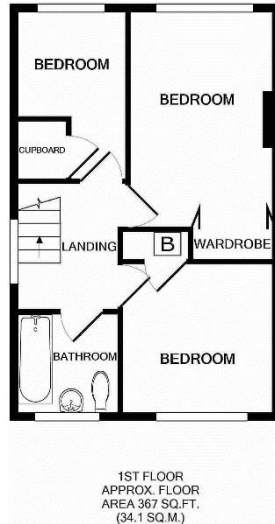
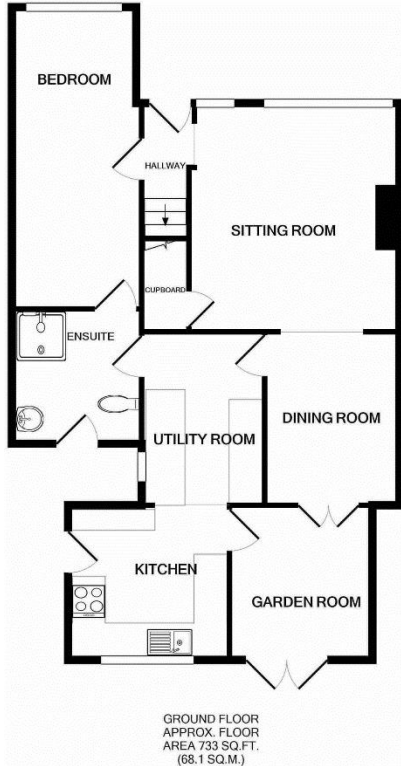
Boslowick is a residential area on the edge of the town with its own parade of shops and amenities. Transport links are excellent with the branch line train station connecting to Truro and the mainline service to London and the north. There are plenty of beaches close by and the sailing waters of the Carrick Roads are some of the best in the country. Falmouth is a vibrant maritime town with a multitude of bars, pubs, restaurants and cafes along with many local and national shops. Nearby you can catch the ferry to St Mawes and the beautiful Roseland Peninsula or Flushing with its gorgeous pubs and pretty beach. Education facilities are excellent with a choice of primary schools, Falmouth School (for secondary) and of course the university. The many hotels have superb pools, gyms and leisure facilities available for the public to use.

Services and Tenure

Council Tax Band C Gas central heating Mains electric, water, drains and gas Freehold.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

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