



## 120 Longfield, Falmouth, TR11 4SR

**£250,000**

Located within the popular residential area of Longfield, is this 2 bedroom semi-detached family home. The property is situated at the end of a quiet cul-de-sac and provides well proportioned accommodation comprising: living room, kitchen, 2 bedrooms and a family bathroom. The east-facing rear garden enjoys the morning sun, with residents parking available to the front of the house, as well as a single garage 'en-bloc' located close by. The location of Longfield is convenient for local shops including an excellent 'early 'til late' Co-op, great primary schools, and Falmouth secondary school on Trescobeas Road. A regular bus service runs through the development and nearby Penmere railway station provides links via Penryn and Truro, to London Paddington.

### Key Features

- 2 bedroom semi-detached house
- Gas fired central heating and double glazing
- Garage en-bloc
- EPC rating D
- Popular residential area
- Enclosed rear garden
- Close to local shops, Tregoniggie woods and junior schools



## THE ACCOMMODATION COMPRISSES

Obscure double glazed front door to:-

### ENTRANCE PORCH

Wood-effect laminate flooring, wall mounted consumer unit.

Multi pane glazed door to:-

### LIVING ROOM

A good size reception room with large double glazed window to front aspect. Staircase rising to the first floor with under-stair storage cupboard. Continuation of wood-effect laminate flooring, two central ceiling lights, radiator. Multi pane glazed door to:-

### KITCHEN

Fitted with a range of base and eye level units, some glass-fronted, including a larder cupboard, with granite-effect worktop. inset one and a half bowl sink/drainer unit with swan-neck mixer tap. Space for cooker with gas cooker point, stainless steel extractor hood over. Part tiled walls, space and plumbing for washing machine, space for condensing tumble dryer, space for free-standing fridge/freezer. Tiled flooring, radiator, central ceiling light. Double glazed window to rear aspect, double glazed door to the garden.

### FIRST FLOOR

#### LANDING

Doors to bedrooms and bathroom. Loft hatch with access to part boarded and insulated loft. Radiator, airing cupboard with shelving housing gas combination boiler providing domestic hot water and central heating.

#### BEDROOM ONE

Large double glazed window to front aspect, radiator, central ceiling light.

#### BEDROOM TWO

Large double glazed window to rear aspect overlooking the garden, radiator, central ceiling light.

#### BATHROOM

White suite comprising jacuzzi panelled bath with mixer tap and shower attachment, dual flush WC, pedestal wash hand basin with mixer tap, shower cubicle housing Mira boiler-fed shower with rainfall shower head and fully tiled surround. Half tiled walls, obscure double glazed window to side aspect, heated towel rail/radiator, central ceiling light.

### THE EXTERIOR

#### FRONT

Steps lead down to the front door, with two further steps and a pathway providing side access to the:-

#### REAR GARDEN

Accessed from the kitchen, the enclosed rear garden is mainly laid to lawn, facing east and enjoys the morning sun.

#### PARKING

The cul-de-sac provides residents parking on a 'first come first served' basis.

#### GARAGE

Single garage in block with up-and-over door.

## GENERAL INFORMATION

### SERVICES

Mains water, electricity, gas and drainage are connected to the property.

### COUNCIL TAX

Band B - Cornwall Council.

### TENURE

Freehold.

### AGENT'S NOTE

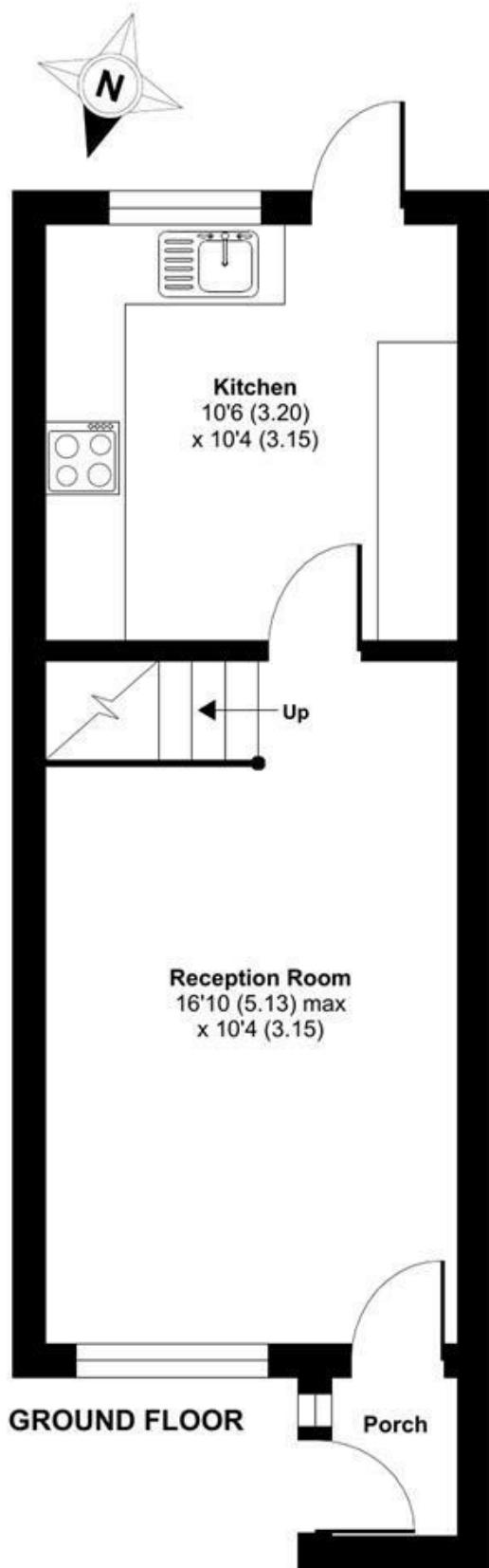
Under the terms of the Estate Agents Act, we must point out that the vendor of this property is a relative of a member of staff at Laskowski & Company.

### VIEWING

By telephone appointment with the vendors' Sole Agent - Laskowski & Company, 28 High Street, Falmouth, TR11 2AD. Telephone: 01326 318813.



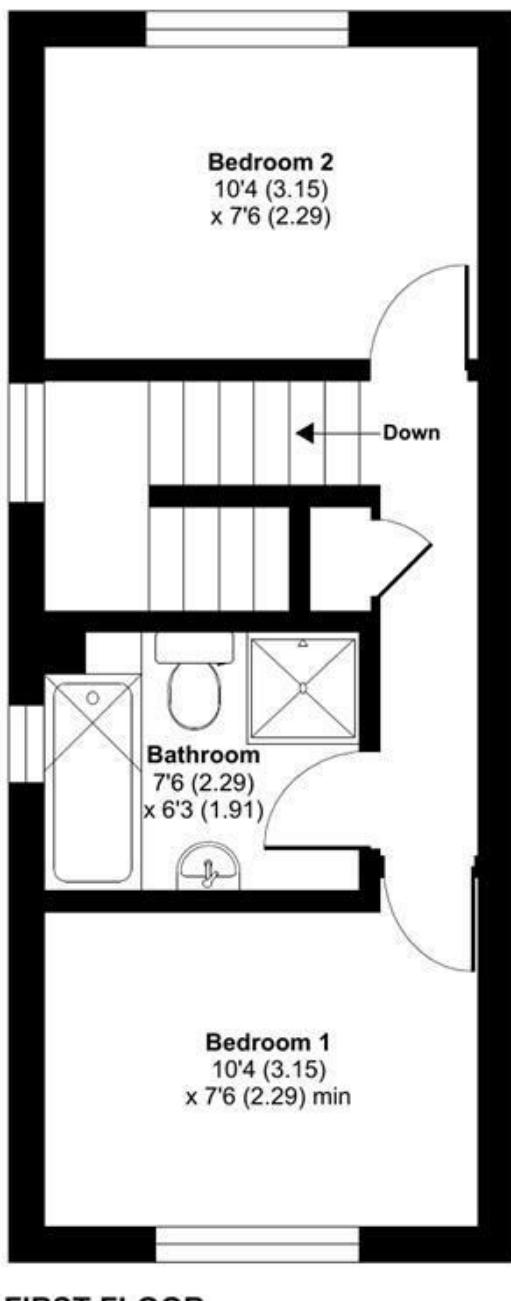
# Floor Plan



## Longfield, Falmouth, TR11

Approximate Area = 597 sq ft / 55.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,  
Incorporating International Property Measurement Standards (IPMS2 Residential). © ntchecom 2025.  
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