



Double Garage to the rear of 21 Church Way, Falmouth, TR11 4SG

£50,000

Situated in the well established Longfield area of Falmouth, close to the town's western outskirts, a superb, detached, recently completed, double garage of block construction, with useful gravelled yard. Ideal for local residents suffering from the town's shortage of parking, builders and trades people requiring secure storage, and those with vintage vehicles etc.

Key Features

- Recently completed detached double garage
- Conveniently situated close to the town's western outskirts
- Block construction under a pitched interlocking tiled roof
- Well enclosed yard area, ideal for storage
- Ideal for local residents and trades people etc
- Early possession provided



GENERAL DESCRIPTION

A detached block-built garage/workshop under a pitched interlocking concrete tiled roof, fully detached, with low maintenance white uPVC fascias, soffits and rainwater goods. Smooth rendered, grey painted exterior. Situated in a quiet parking area, off Longfield, to the rear of Number 21 Church Way, Falmouth.

THE GARAGE

19'0" x 18'2" (5.81m x 5.55m)

Up-and-over roller door, 9'10" (3.00m) wide entrance. uPVC double glazed door and window to the side elevation.

SIDE YARD

Gravelled for ease of maintenance, enclosed to the front by timber fencing, measuring approximately 20'11" x 24'3" (6.40m x 7.40m), the side boundary benefiting from frontage to a public footpath. Gravelled pathway continuing around the full extent of the rear of this recently constructed building.

PLANNING

Planning Permission for the 'replacement of single garage with double garage and formation of new access' was granted on 3 October 2012, Cornwall Council Application Number: PA12/07753. An application to build a dwelling on this site was refused by Cornwall Council on 27 February 2019, Application Number: PA18/11844.

SERVICES

We understand mains electricity, water and drainage are nearby but prospective purchasers should make their own enquiries through the service providers.

VIEWING

For an internal viewing, please contact the vendor's Sole Agent - Laskowski & Company, 28 High Street, Falmouth, TR11 2AD. Telephone: 01326 318813.

DIRECTIONAL NOTE

Proceed along Bickland Water Road in a southerly direction and turn left onto Mongleath Road immediately after St Francis Primary School. Take the first left into Longfield; Church Way is the second turning on the right, but proceed further into Longfield and take the next turning right, at the head of which the garage will be clearly seen.