



17 Mongleath Avenue, Falmouth, TR11 4PR

£325,000

Occupying a generous corner plot within popular Mongleath Avenue, is this extended 2 double bedroom 'chalet-style' semi-detached home. Requiring a scheme of updating and modernisation, the accommodation comprises on the ground floor: porch, entrance hallway, dual aspect living room, kitchen, dining room, sun room and shower room. On the first floor are 2 double bedrooms, with the second bedroom offering open views towards Falmouth Bay. The gardens are a particular feature of the property, with lawn to the front and side together with a terraced seating area to the rear. The driveway provides off-road parking for 3 cars giving access to the attached single garage. The area of Boslowick is located in an extremely convenient position on the outskirts of Falmouth, close to Penmere Railway Station, local shops, primary schools, and within walking distance of Swanpool Beach and nature reserve. Being sold with no onward chain - viewing highly recommended.

Key Features

- Extended 2 double bedroom semi-detached home
- Desirable residential area
- Distant views towards Falmouth Bay
- No onward chain
- Large corner plot
- Requires updating
- Driveway and garage
- EPC rating D



THE ACCOMMODATION COMPRISES

Double glazed sliding door to:-

ENTRANCE PORCH

Tiled flooring, coat rail. Obscure double glazed front door to:-

ENTRANCE HALLWAY

Stairs to first floor, doors to living room, kitchen/dining room and ground floor shower room. Radiator, central ceiling light.

LIVING ROOM

A dual aspect reception room, with two large double glazed windows to front and side aspects. Fireplace housing gas living flame fire, with built-in TV unit and shelving. Radiator, TV aerial point, three pedant ceiling lights.

KITCHEN/DINING ROOM

KITCHEN AREA

Range of eye and base level units, with roll-top worksurface over, inset stainless steel sink/drain unit. Cooker and gas cooker point, washing machine recess, currently housing fridge/freezer. Under-stair storage cupboards housing gas meter.

DINING AREA

Large double glazed window, space for family dining table and chairs. Central ceiling light, radiator. Double glazed patio door to:-

SUN ROOM

Enjoying an elevated, sunny, south-facing position, with an open outlook with Falmouth Bay in the distance. Double glazed windows to three sides, perspex mono pitch roof with roof light. Tiled flooring, wall mounted lighting. electric wall mounted heater. Double glazed pedestrian rear door.

SHOWER ROOM/WC

Corner shower cubicle with fully tiled surround, Mira Zest electric shower and glass shower doors, dual flush WC, pedestal wash hand basin. Further tiling to walls, tiled flooring. Obscure double glazed window, central ceiling light, radiator.

FIRST FLOOR

LANDING

Doors to bedrooms.

BEDROOM ONE

A double bedroom, with double glazed window to side aspect overlooking the gardens. Radiator, central ceiling light. Cupboards with eaves storage space.

BEDROOM TWO

A second double bedroom, with double glazed window offering a delightful view over Goldenbank, with Falmouth Bay and St Anthony Lighthouse in the distance. Radiator, central ceiling light.

THE EXTERIOR

This large corner plot is enclosed by an attractive low stone wall, with double timber gates giving access to the driveway, with parking for three cars and leading to the attached single garage. The sizeable front gardens are laid to lawn, planted with a number of mature shrubs including camellias and

rhododendrons. The front gardens extend around to the rear of the property, with the terraced rear garden providing a greenhouse on the lower terrace, with raised patio seating area enjoying an outlook towards Goldenbank and Falmouth Bay in the distance. Steps leads up to an enclosed area of patio, with pedestrian doors to both the sun room and garage.

GARAGE

Up-and-over door, power and light connected. Window and pedestrian door to rear courtyard.

GENERAL INFORMATION

SERVICES

Mains water, electricity, gas and drainage are connected to the property. Gas fired central heating.

COUNCIL TAX

Band C - Cornwall Council.

TENURE

Freehold.

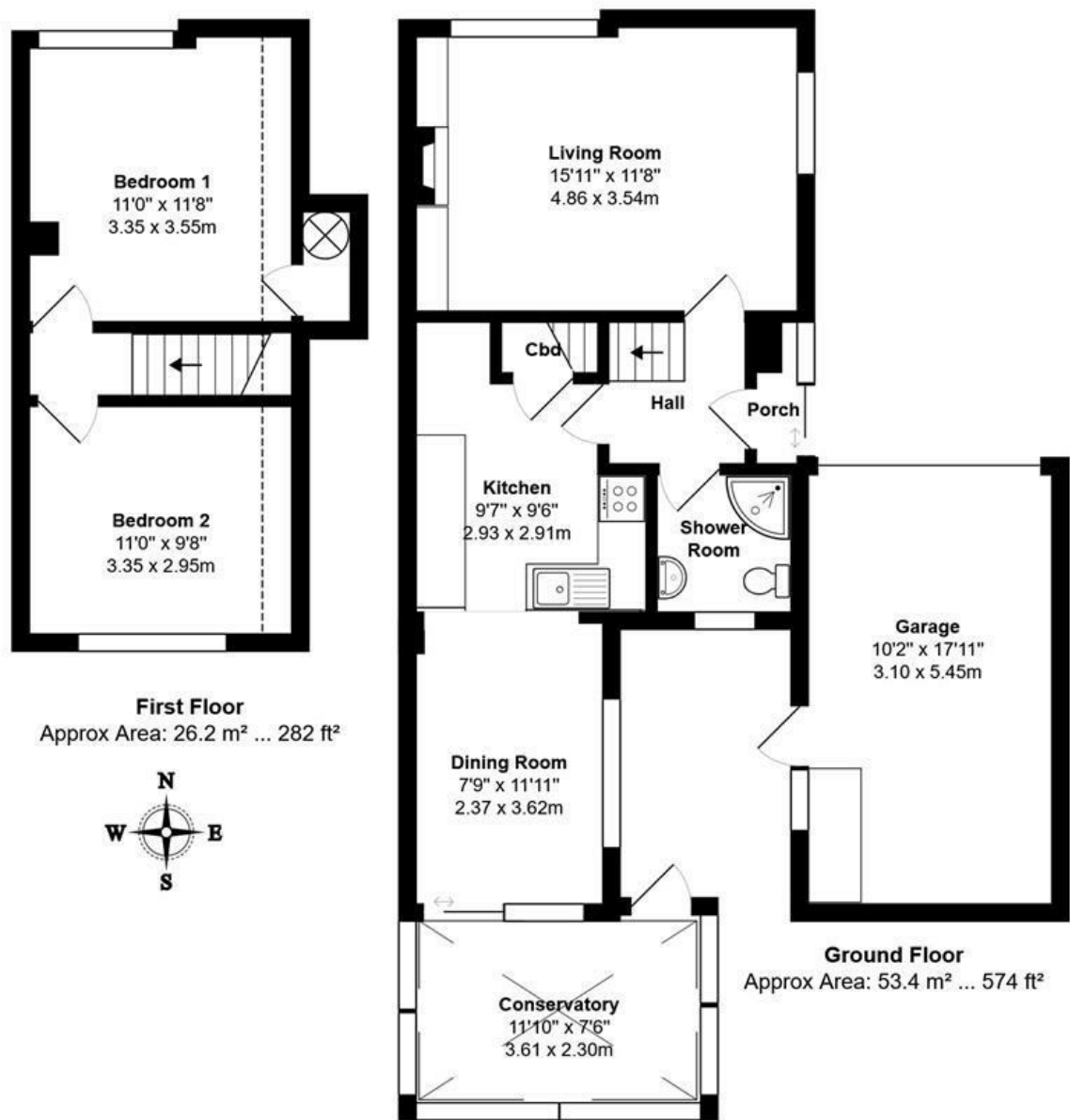
VIEWING

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





Floor Plan



Mongleath Avenue, Falmouth, TR11 4PR
Total Approx Area: 79.5 m² ... 855 ft² (excluding garage)
All measurements are approximate and for display purposes only