



77 Messack Close, Falmouth, TR11 4SH

£267,500

Located at the end of a well positioned terrace on the outskirts of Falmouth, a presentable and modern 2 double bedroom house with glazed conservatory to the rear allowing access onto an enclosed and sunny rear garden. To be sold with single garage en bloc, gas central heating and double glazing throughout.

Key Features

- End of terrace
- Light and bright accommodation
- Enclosed rear garden
- Single garage
- 2 double bedrooms
- Semi-rural outlook from the rear
- Conservatory
- EPC rating D



THE ACCOMMODATION COMPRISES

A tarmacadam pathway leads to a front door, with two steps down to a replacement uPVC front door with exterior courtesy light, opening into the:-

ENTRANCE PORCH

4'9" x 2'11" (1.45m x 0.89m)

Tiled flooring, stripped timber doors opening into cloak cupboard with hanging rail. Ceiling light, obscure glazed panel to one side providing much natural light, stripped multi pane door into the:-

LIVING/DINING ROOM

19'3" x 11'10" (5.87m x 3.63m)

A light and bright room, particularly deep, with wood-effect flooring throughout, central fireplace with hardwood surround and electric focal point fire. Broad glazed to far side providing an outlook over the enclosed side garden. Two ceiling lights, open staircase to first floor, two radiators, TV aerial point. Open doorway to:-

KITCHEN

11'10" x 8'2" (3.63m x 2.49m)

A well presented and comprehensively fitted Shaker-style kitchen, with an array of panel sky blue units, beechwood-effect worksurface with units above and below. Inset one and a half bowl sink with drainer and mixer tap. Appliances to include Hotpoint electric oven, four-ring gas hob with stainless steel extractor over and mosaic-effect tiled splashback. Space and plumbing for washing machine, together with space for tall fridge/freezer. Casement double glazed window with views through the conservatory and out to the rear garden. Multi pane uPVC entrance door. Tiled flooring, ceiling spotlights, radiator.

CONSERVATORY

10'5" x 9'6" (3.20m x 2.92m)

A superb addition, providing security via obscure glazed side panels and French doors to the rear garden, glazed to three sides with a pitched and glazed roof. Wood-effect flooring.

FIRST FLOOR

LANDING

Part galleried to stairwell below. Stripped timber doors to both bedrooms, main bathroom and airing cupboard housing Worcester combination boiler providing domestic hot water and central heating. Loft hatch, ceiling light.

BEDROOM ONE

12'0" x 10'9" (3.66m x 3.28m)

Built-in units to either side of bed space, courtesy shelving, elaborate ceiling lights, radiator. Broad glazing to far side offering a wonderful far-reaching outlook over rolling fields and countryside in the distance.

BEDROOM TWO

11'10" x 8'3" (3.63m x 2.54m)

Exposed timber flooring, ceiling light, radiator. uPVC double glazed window to rear elevation. Cupboard providing useful storage with slatted shelving. Lights on dimmer switching.

BATHROOM

A white three-piece suite comprising low flush WC, pedestal

wash hand basin, panelled bath with over-head shower attachment, Triton Marbella electric shower and shower curtain. Mirror-fronted medicine cabinet with side shelving. Obscure glazing to far side, radiator, towel rail, ceiling light.

THE EXTERIOR

FRONT AND REAR GARDENS

To the rear of the conservatory, a nicely enclosed rear garden comprises an array of established shrubbery, with a small area of lawn enclosed by panelled fencing and retaining wall to one side. To the rear of the garden, a broad shed with front and side glazing, offers an opportunity for a 'garden studio'. To the side is a small storage area with strip lighting. A slate-paved garden pathway runs along the side of the property, with exterior water tap and rear gate leading to the front of the property. Lawned front garden and with established hedging, offering a degree of privacy.

SINGLE GARAGE

Set in a block of eight to the far side, Number 77's is the garage on the far right-hand side upon entrance, with up-and-over door.

GENERAL INFORMATION

SERVICES

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

COUNCIL TAX

Band B - Cornwall Council.

TENURE

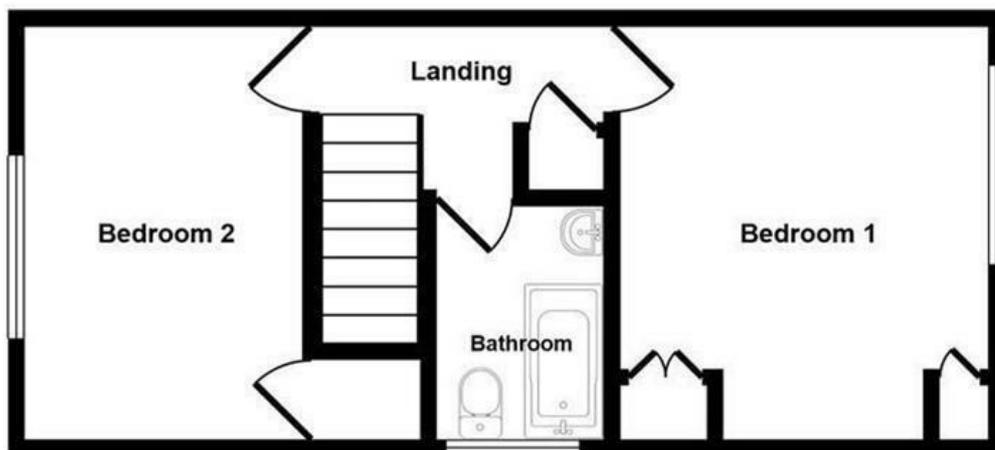
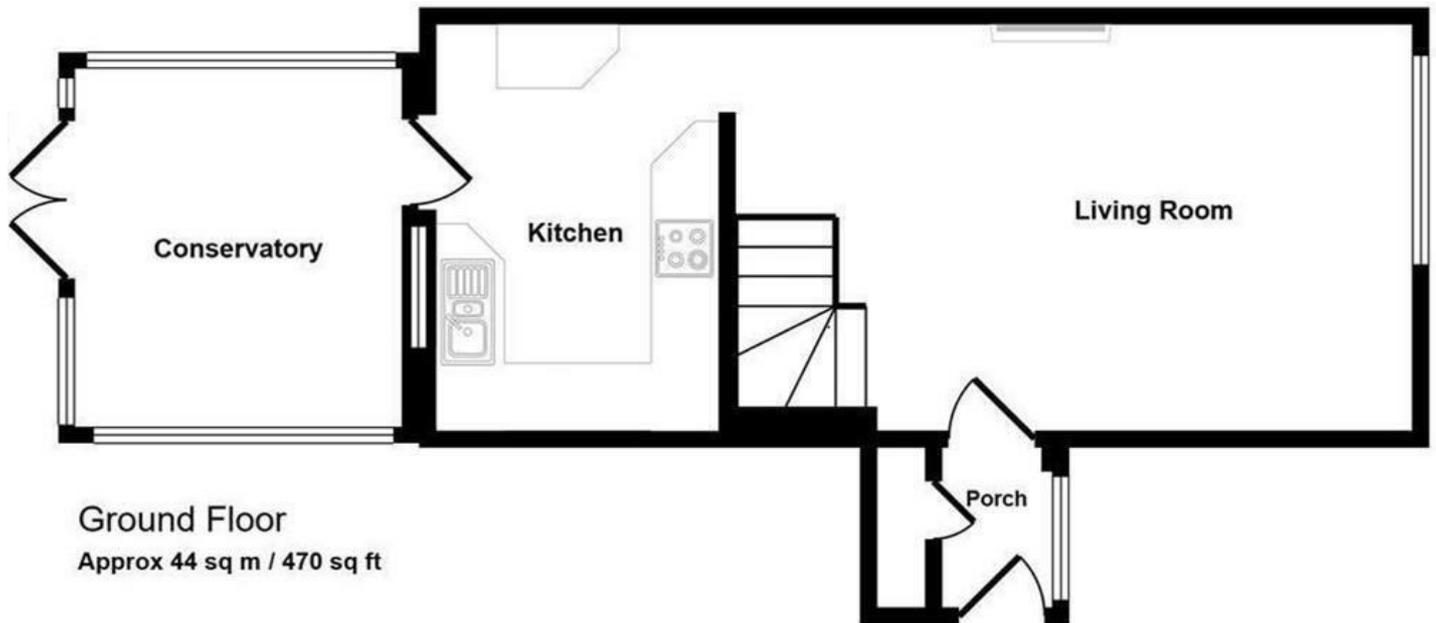
Freehold.

VIEWING

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



Floor Plan



First Floor
Approx 31 sq m / 332 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.