



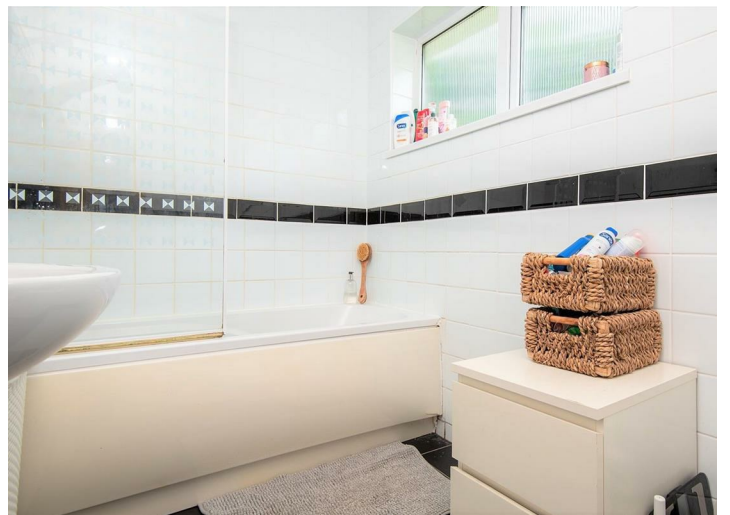
6 Bosmeor Road, Falmouth, TR11 4PU

Guide Price £465,000

A rare opportunity to purchase one of only a few detached bungalows, situated within the highly desirable 'Boslowick' area of Falmouth and in this case, favoured Bosmeor Road. This 3/4 bedroom property offers large mature front and rear gardens and enjoys views towards Falmouth Bay from the front elevation. The spacious accommodation currently comprises: hallway, 3/4 bedrooms, 16' south east facing living room with distant sea views, kitchen/dining room, family bathroom, utility room and integral garage. These hugely popular bungalows offer great scope for enhancement, the large plot providing potential to extend, including up into the loft space which would offer far-reaching bay views to Pendennis Castle, the lighthouse and beyond - any extension would be subject to necessary planning permissions. The driveway has provision for 2 cars with the option to create further parking if needed. 'Boslowick' on the outskirts of Falmouth, is a fantastic area for families, with 2 of Falmouth's best primary schools at the top of the hill and a well stocked 'Co-op' at the bottom. Falmouth's secondary school and vibrant town centre are approximately 1 mile distant with the sandy beach at Swanpool, with its access to the South West Coast Path, within a 30 minute walk. A great opportunity to create the perfect family home in this sought-after location. Being sold with no onward chain, a viewing is highly recommended.

Key Features

- 3/4 bedroom detached bungalow
- Distant sea views from the front elevation
- Double glazing and gas central heating
- Close to primary schooling
- Sought-after location on the edge of Falmouth
- Large front and rear gardens
- Approximately 1 mile from the town and beach
- EPC rating D



THE ACCOMMODATION COMPRISES

(all dimensions being approximate)

Obscure double glazed front door to porch. Glazed internal door with window to side, opening into the:-

HALLWAY

Doors to living room, kitchen/dining room, bedrooms and family bathroom. Large cupboard with hanging rail and storage above. Radiator, loft hatch.

LIVING ROOM

16'2" x 12'4" (4.93m x 3.78m)

Measurements include the chimney breast. A superb south east facing reception room with large double glazed picture window with views to Falmouth Bay. Fireplace housing gas living flame fire (not currently connected). Radiator, wall-mounted lighting.

KITCHEN/DINING ROOM

17'1" (max) 12'4" (min) x 8'11" (max) 5'6" (min) (5.21m (max) 3.76m (min) x 2.72m (max) 1.68m (min))

KITCHEN AREA

Fitted kitchen with range of eye and waist level units. Roll-top worksurface over with inset stainless steel sink drainer unit and mixer tap. Built-in electric oven with ceramic four-ring hob and extractor fan. Space and plumbing for dishwasher. Airing cupboard with shelving housing hot water tank. Gas boiler providing domestic hot water and central heating. Part tiled walls, tiled floor, two double glazed windows overlooking the large rear garden. Door to utility room.

DINING AREA

Providing space for a good sized table and chairs, radiator.

UTILITY ROOM

8'7" x 6'1" (2.64m x 1.86m)

Fitted with a continuation of the kitchen units, with space and plumbing for washing machine. Built-in cupboard and shelving above, tiled floor, radiator, coat rail. Double glazed window and door giving access to the rear garden. Door to:-

OFFICE/BEDROOM FOUR

9'1" x 6'0" (2.78m x 1.85m)

Double glazed window to front aspect overlooking the garden with views towards Falmouth Bay. Radiator, tiled floor, central ceiling light. Door to the garage.

BEDROOM ONE

12'8" x 11'7" (3.87m x 3.54m)

Measurements include the built-in wardrobe. Large double glazed window to the front aspect with views towards Falmouth Bay. Full length mirrored wardrobe, radiator, central ceiling light.

BEDROOM TWO

12'7" x 8'10" (3.86m x 2.71m)

Maximum measurements, including door recess. Large double glazed window to rear aspect overlooking the garden. Radiator, central ceiling light.

BEDROOM THREE

10'2" x 7'3" (3.12m x 2.23m)

Double glazed window to front aspect overlooking the garden

with views to Falmouth Bay and across to Pendennis Castle. Radiator, central ceiling light.

FAMILY BATHROOM

8'3" x 5'6" (2.53m x 1.68m)

A white suite comprising panelled bath with electric shower over and glass shower screen, dual flush WC, pedestal wash hand basin. Fully tiled walls and floor. Two obscure double glazed windows, radiator.

GARAGE

18'2" x 8'11" (5.54m x 2.74m)

Up-and-over door, power and light, double glazed window to rear aspect. Wall-mounted gas meter.

THE EXTERIOR

FRONT GARDEN

A lawned front garden with a large number of shrubs planted in low level flower beds. The front terrace enjoys a sunny south easterly aspect, with views to Falmouth Bay. A driveway provides parking for two vehicles, leading to the garage with scope to create further parking if required. A path gives access to the left-hand side of the property to the:-

REAR GARDEN

A large mature garden, providing an excellent degree of privacy and well-stocked with a number of colourful shrubs, including Camellias and Rhododendrons. Terraced with areas of lawn, patio and a small decked seating area. Large timber greenhouse and additional timber garden shed. Two outside cold water taps.

GENERAL INFORMATION

SERVICES

Mains electricity, water, drainage and gas are connected to the property. Telephone points (subject to supplier's regulations). Gas fired central heating.

COUNCIL TAX

Band D - Cornwall Council.

TENURE

Freehold.

POSSESSION

Vacant possession upon completion of the purchase.

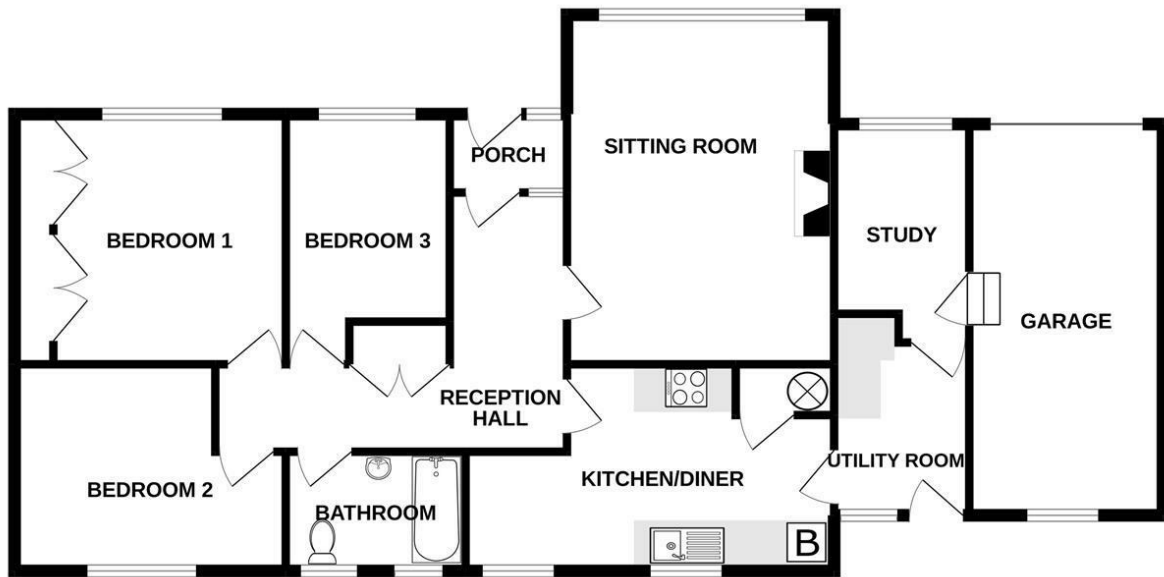
VIEWING

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



Floor Plan

GROUND FLOOR
119.2 sq.m. (1283 sq.ft.) approx.



6 BOSMEOR ROAD FALMOUTH TR11 4PU

TOTAL FLOOR AREA : 119.2 sq.m. (1283 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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