



Laskowski
&Co



37 Beacon Road, Falmouth, TR11 2LT

Guide Price £265,000

A 2 double bedroom terraced house, situated within a popular residential location just a 10 minute walk from the town centre and Falmouth Harbour. The property benefits from views from the rear elevation over the Penryn River, and a driveway providing off-road parking. The accommodation comprises on the ground floor: entrance hallway, living room and spacious kitchen/diner. On the first floor are 2 double bedrooms and a modern shower room. The lawned rear garden is fully enclosed, making it ideal for children and pets. An ideal first time buy or investment property with the added benefit of no onward chain.

Key Features

- 2 double bedroom terraced home
- Water views across to Flushing from the first floor
- Enclosed garden
- Gas fired central heating and double glazing
- Approximately 0.5 miles from Falmouth town centre
- Off-road parking for 1 vehicle
- Good sized basement/storage area
- EPC rating D



THE ACCOMMODATION COMPRISES

Obscure frosted glass front door to:-

ENTRANCE PORCH

Wood glazed windows to front and side aspects, coat rail, obscure glazed door with obscure glazed side panel, to:-

ENTRANCE HALLWAY

Stairs rising to first floor with under-stair storage cupboard, wood-effect laminate flooring, glazed sliding door to living room and open to kitchen/diner.

LIVING ROOM

Large double glazed window to front aspect, fireplace with open fire, painted slate surround and hearth. Radiator, ceiling light.

KITCHEN/DINER

A spacious kitchen/dining room, with a range of waist level units, wood square edge worktop with inset ceramic one and a half bowl sink/drain unit with swan neck mixer tap, part tiled walls. Space for cooker with electric cooker panel and stainless steel extractor fan, space and plumbing for dishwasher, space for freestanding fridge/freezer. Space for a family dining table and chairs. Wood-effect laminate flooring, double glazed window to rear aspect overlooking the garden towards the Penryn River and Flushing on the other side of the water. Radiator, pendant ceiling light, sliding glazed door to:-

REAR PORCH

Double glazed door giving access to the garden. Door to:-

GROUND FLOOR WC

Low level flush WC, wash hand basin with tiled splashback. Two obscure double glazed windows to side and rear aspects, radiator, wood-effect laminate flooring. Pendant ceiling light.

FIRST FLOOR

LANDING

Doors to bedrooms and shower room. Loft hatch.

BEDROOM ONE

A spacious double bedroom with two double glazed windows to front aspect. Exposed stripped wood floorboards, two ceiling lights, radiator. Over-stair storage cupboard with shelving.

BEDROOM TWO

A second double bedroom with double glazed window to rear aspect with views to the Penryn River and across to Flushing with the countryside in the distance. Exposed stripped wood floorboards, built-in wardrobes with hanging space and shelving, ceiling light, radiator.

SHOWER ROOM

Double walk-in shower cubicle with boiler-fed twin head rainfall-style shower, with glass shower screen and panelled surround. Vanity unit housing wash hand basin with mixer tap. Concealed cistern dual flush WC. Further panelling to walls, wood-effect laminate flooring, recessed spotlights. Obscure double glazed window to rear aspect. Chrome ladder-style heated towel rail/radiator.

THE EXTERIOR

FRONT

Brick paved driveway with off-road parking for one vehicle.

REAR GARDEN

The garden is accessed via a small flight of steps from the rear porch, predominantly laid to lawn, with a patio seating area which gives access to the basement and exterior utility cupboard. Pedestrian garden gate providing access to the vehicular lane behind.

UTILITY CUPBOARD

Space and plumbing for washing machine.

BASEMENT

A useful dry storage area, with full standing height, wood clad walls and ceiling. Power and light connected. Worcester gas combination boiler providing domestic hot water and central heating.

GENERAL INFORMATION

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

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

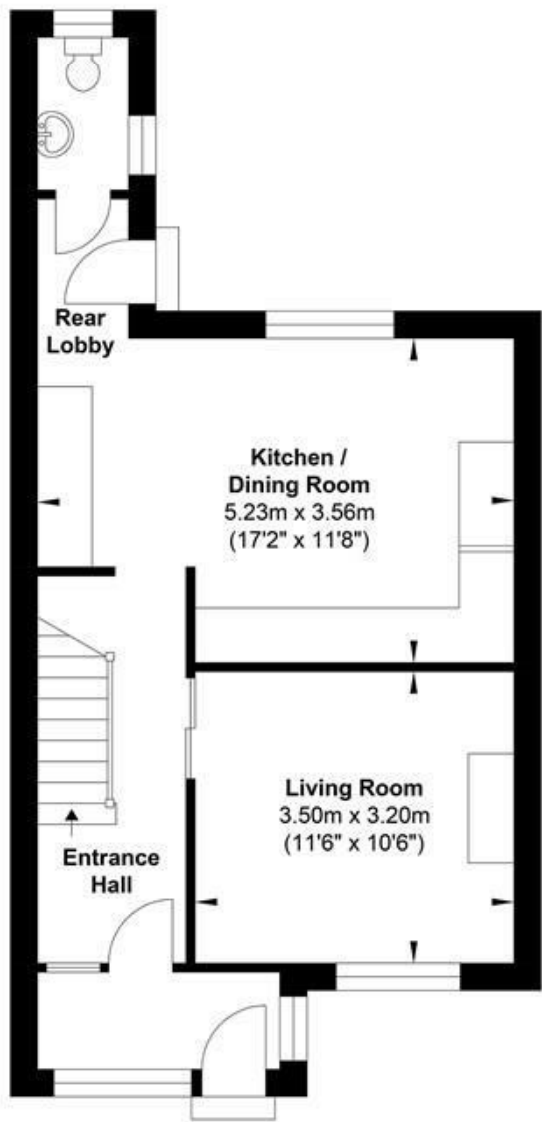
By telephone appointment with the vendors' Sole Agent - Laskowski & Company, 28 High Street, Falmouth, TR11 2AD. Telephone: 01326 318813.

AGENTS NOTE

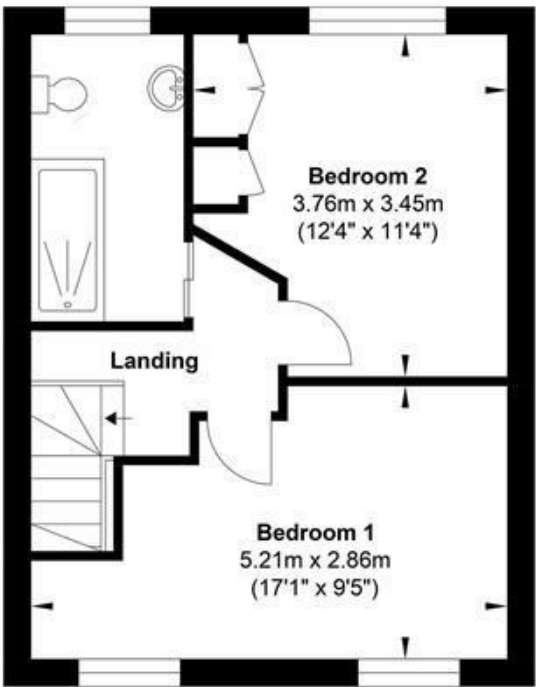
The property has a clear Mundic report (A classification)



Floor Plan



Ground Floor



First Floor

Gross Internal Floor Area : 74.8 m2 ... 804.7 ft2

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.