



## 28 Meadowside Road, Falmouth, TR11 4HH

£298,000

A well presented 3 bedroom family home, located within popular Meadowside Road on the outskirts of Falmouth town. The accommodation comprises, on the ground floor, an entrance hallway, living room with wood-burning stove, modern kitchen/diner, sun room and shower room. On the first floor are 3 good size bedrooms. The rear garden faces south-west, enjoying the afternoon and evening sun; a patio, accessed via the sun room, provides the perfect spot for entertaining, with the majority of garden laid to lawn. The garden is fully enclosed by wall and fencing, making it ideal for children and pets whilst providing an excellent degree of privacy. Meadowside Close is a fantastic location close to a footpath providing a fifteen minute stroll to Swanpool Beach, Nature Reserve and the South West Coast Path. The town centre, junior and secondary schooling, as well as the train station at Penmere are all within walking distance. The parade of shops at Boslowick are within a few hundred yards, and include a Co-op and Cafe.

### Key Features

- Well presented 3 bedroom family home
- Double glazing and gas central heating
- South-west facing rear garden
- Close to Swanpool Beach and the South West Coast Path
- Living room with wood-burning stove
- Ground floor shower room
- Sociable kitchen/diner
- EPC rating C



## THE ACCOMMODATION COMPRISES

Obscure double glazed front door to:-

### ENTRANCE HALLWAY

Red brick threshold, wood-effect laminate flooring. Stairs rising to the first floor, under-stair storage cupboard. Cupboard housing consumer unit and electric meter. Radiator, hardwood double glazed window to front aspect. Door to living room, open to kitchen/dining room.

### DINING AREA

Space for a family sized dining table and chairs, space for free-standing American-style fridge/freezer. Recess with hanging space and shelving. Two further storage cupboards, one with shelving, tiled flooring. Open to:-

### KITCHEN AREA

A modern light and bright fitted kitchen, facing south-west, enjoying the afternoon and evening sun and overlooking the lawned rear garden. The well appointed kitchen provides a number of eye and waist level units with wood-effect roll-top worksurface, inset one and a half bowl sink/drain unit with swan neck mixer tap. Beko electric cooker with four-ring ceramic hob, glass splashback and stainless steel extractor unit over. Space and plumbing for washing machine, built-in unit housing gas combination boiler providing domestic hot water and central heating. Recessed ceiling lights, tiled flooring. Multi pane glazed door to:-

### SUN ROOM

Block and uPVC double glazed sun room with mono pitch perspex roof. Vinyl flooring, radiator. Double glazed French doors onto the rear paved patio. Space for tumble dryer and waist level unit with wood-effect roll-top worksurface, providing a useful utility area.

### GROUND FLOOR SHOWER ROOM

Corner shower cubicle, fully tiled with Mira Go electric shower and glass sliding doors, vanity unit housing wash hand basin with mixer tap and mirror behind, dual flush WC. Heated towel rail/radiator, non-slip flooring, recessed ceiling lights. Extractor fan.

### LIVING ROOM

Hardwood double glazed box bay window to the front aspect overlooking the garden. Cast iron wood-burner set on a slate hearth with slate surround and mantel. Wood-effect laminate flooring, radiator, central ceiling light.

### FIRST FLOOR

#### LANDING

Recently re-carpeted, oak doors to all three bedrooms. Storage space, loft hatch.

#### BEDROOM ONE

A spacious double bedroom with large double glazed hardwood window to the rear aspect, facing south-west and enjoying the afternoon and evening sun, overlooking the garden. Radiator, central ceiling light, recently fitted carpet.

#### BEDROOM TWO

A good size second double bedroom with double glazed hardwood window to the rear aspect overlooking the garden. Recess with double wardrobe, radiator, central ceiling light.

#### BEDROOM THREE

A good size single bedroom, currently used as a home office with built-in work station. Hardwood double glazed window to the front aspect. Radiator, central ceiling light.

## THE EXTERIOR

### FRONT

A timber pedestrian gate gives access to the front garden, with steps leading up to the front door. The garden is low maintenance in design, laid with slate chippings.

### REAR GARDEN

A good size enclosed garden, facing south-west and enjoying the afternoon and evening sun. The lower section of garden has a recently laid patio, ideal for entertaining, with space for tables and chairs, and an outside cold water tap. From the patio, a few shallow steps lead up to the main area of garden, with raised flower/vegetable beds to either side. A few further steps lead up to the top rear terrace, where there is a garden shed providing storage, wood store and space for a greenhouse. The garden is enclosed by wall and fencing and provides a good degree of privacy.

## 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 vendor's Sole Agent - Laskowski & Company, 28 High Street, Falmouth, TR11 2AD. Telephone: 01326 318813.

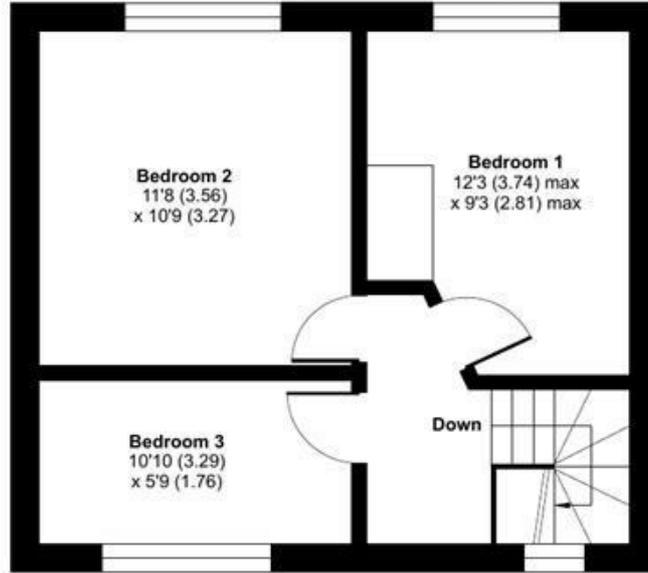


# Floor Plan

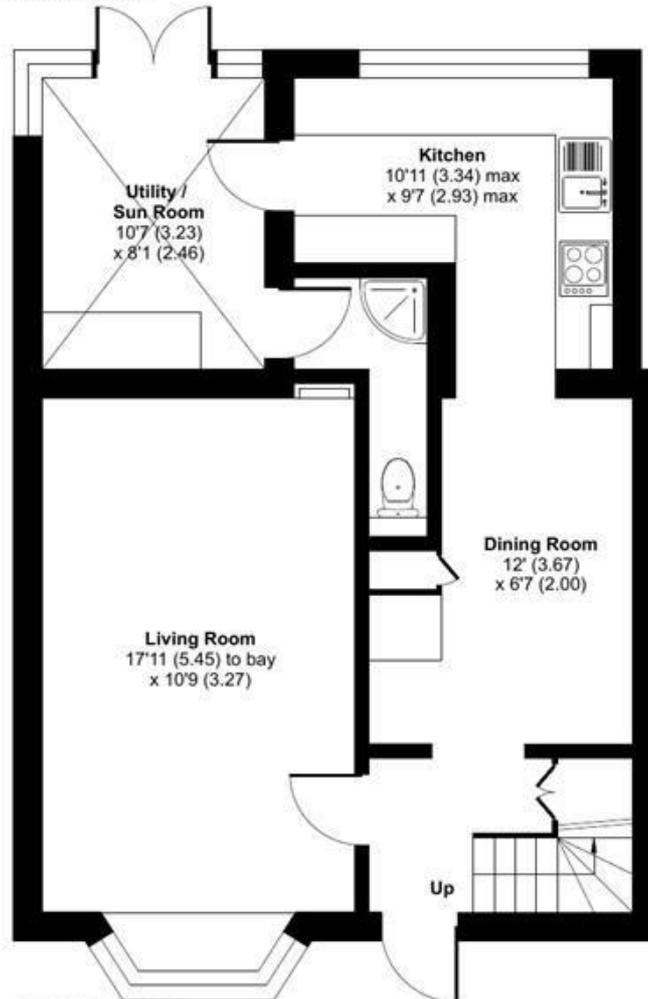
## Meadowside Road, Falmouth, TR11

Approximate Area = 952 sq ft / 88.4 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nidecom 2026. Produced for Laskowski & Company. REF: 1429605