

TOM WILLS

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PERSONAL PROPERTY AGENTS

24 Grenville Road

Falmouth, TR11 2NW

£315,000

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24 Grenville Road

Falmouth, TR11 2NW

A spacious four bedroom family home in great condition, on one of the convenient roads in this part of Falmouth, offered with immediate vacant possession and no onward chain.

Improved throughout by the current owner since their purchase, the house has two reception rooms plus a garden room, a ground floor utility and WC, off-street parking for two cars and a generous rear garden that catches the evening sun. It also has the benefit of a clear Grade A concrete screening (Mundic) test.

- Four bedrooms
- Two reception rooms plus garden room
- Utility room and ground floor WC
- Off-street parking for two cars
- Generous rear garden with elevated patio catching the evening sun
- Improved throughout since 2021, including new boiler, flooring and patios
- Easy access to Dracaena Playing Fields with outdoor gym and skate park
- Clear 'Grade A' Mundic test
- Gas central heating with modern boiler
- Immediate vacant possession with no onward chain

























THE PROPERTY

A spacious entrance hallway runs through the centre of the house. The sitting room is to the front, with a fireplace as its focal point. Behind it, the fitted kitchen with oak fronted units has a squared archway through to a dining area with attractive travertine flooring, keeping the two rooms connected while each retains its own purpose. Also on the ground floor there is a utility room, a separate WC and a garden room that opens onto the rear patio. Alongside the house is a deep internal walkway, which provides essential dry storage for watersports equipment or bikes.

The first floor has three double bedrooms, the largest 14' x 9', a fourth bedroom well suited to a child's room, nursery or study, and a family bathroom with WC adjacent to a useful recess on the landing, perfect for a home office. The house is double glazed and gas centrally heated from a modern boiler, and extends to approximately 1,055 sq ft, excluding the garden room.

Work carried out since the current owner bought in 2021 includes new patios and walkways front and rear, flooring and carpeting relaid throughout, a replacement boiler and full redecoration, so there is nothing that appears to need doing on arrival.

The front garden is arranged on two levels. A raised hardstanding gives off-street parking for two cars, and below it a shallow landscaped garden is crossed by a slate path running to the front door and round to the side walkway. That walkway is enclosed, leads through to the rear garden room, and is a practical place to keep bikes or kayaks out of the way. At the rear, a paved patio sits directly outside the garden room and looks down over the rest of the garden, which is mainly gently sloping lawn with maturing shrubs and planting including a mature apple tree. Timber fencing and block walling enclose it, and the aspect gives it the best of the afternoon and evening sun. Dracaena Playing Fields, with its outdoor gym and skate park, is a short walk away.

MATERIAL INFORMATION

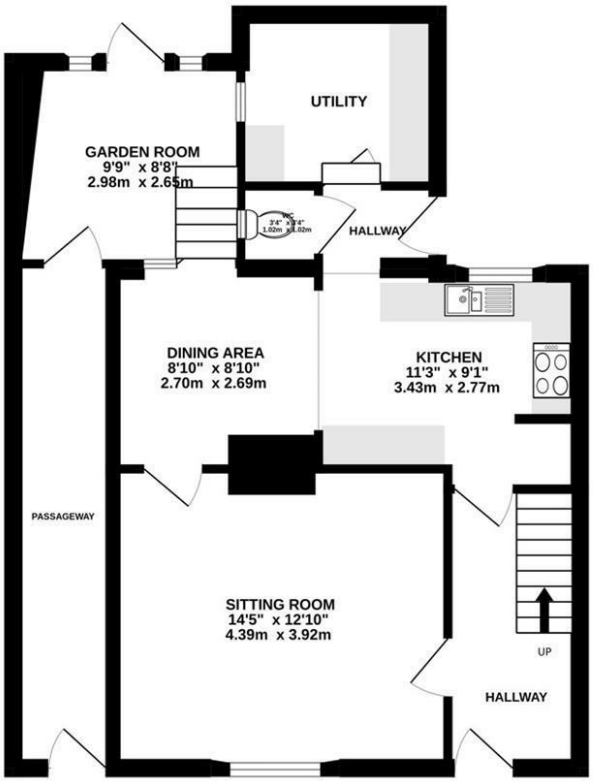
Tenure: Freehold
Council Tax: Band B , Cornwall Council
EPC: Current rating 58 (D)
Services: Mains water, gas, electricity and drainage
Heating: Gas central heating with modern boiler
Construction: Clear 'Grade A' concrete screening (Mundic) test available
Alterations: The garden room does not have building regulation approval. The seller is willing to provide an indemnity policy on completion.
Parking: Off-street parking for two cars on the front hardstanding
Possession: Immediate vacant possession with no onward chain

ADDITIONAL INFORMATION

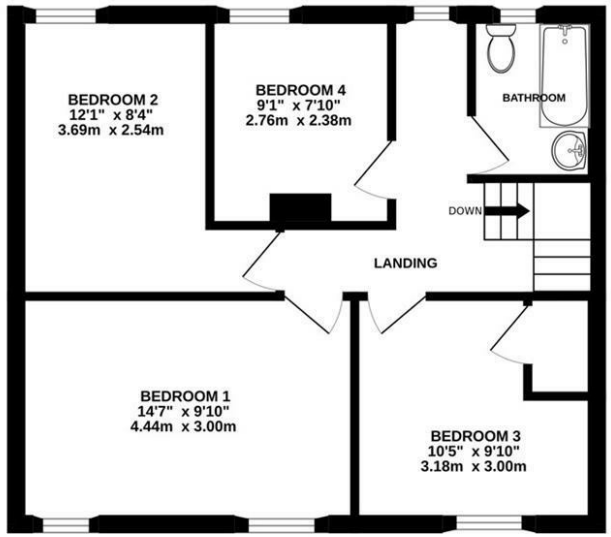
All measurements are approximate and taken at the widest points. The floor plan is provided as a general guide only and is not to scale. None of the services, appliances, heating installations, plumbing or electrical systems have been tested by ourselves and no warranty is given as to their condition or operability. Any intending purchaser should satisfy themselves by independent inspection or survey. These particulars do not form part of any offer or contract and should not be relied upon as statements of fact. Fixtures, fittings and items of furniture shown in photographs are not necessarily included in the sale unless specifically stated.

Viewing: Strictly by appointment through Tom Wills Property.

GROUND FLOOR

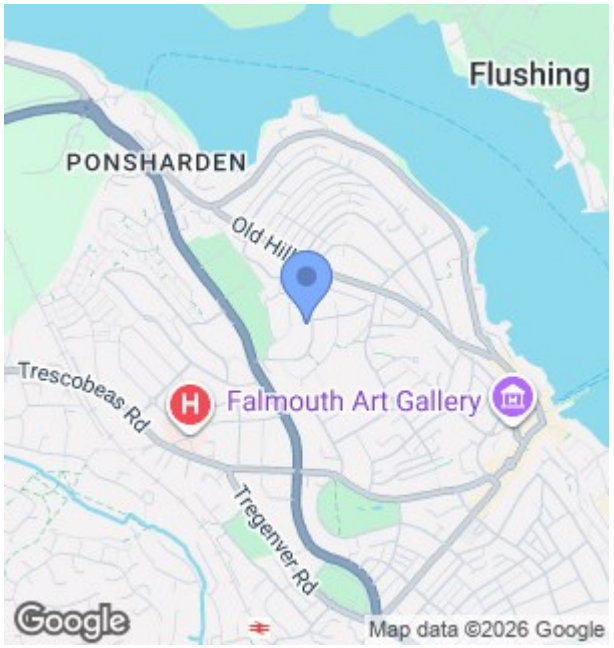


1ST FLOOR

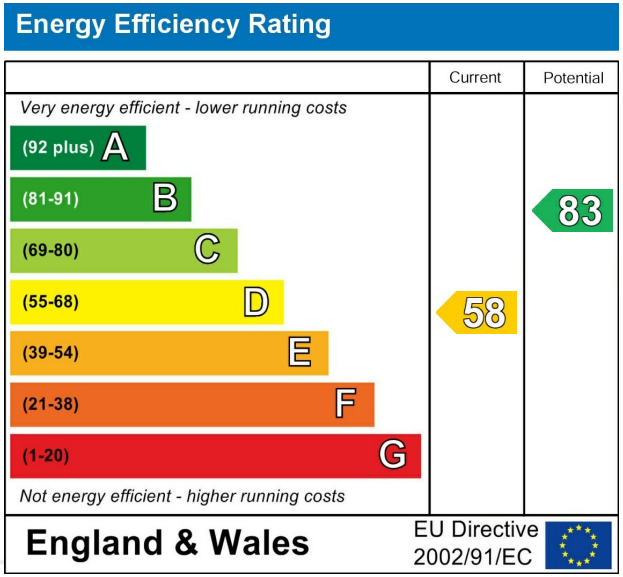


TOTAL FLOOR AREA : 1055sq.ft. (98.0 sq.m.) approx.

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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Energy Efficiency Graph



Viewing

Please contact us on 01326 352302
if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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