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Putting your home on the map

Polmennor Road, Falmouth

£375,000
Freehold







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Property Introduction

Situated towards the end of a quiet cul-de-sac, this three bedroom semi-detached home offers an exciting opportunity for buyers looking to create a home of their own. The property benefits from a conservatory, integral garage and driveway parking with a generous enclosed rear garden designed for easy maintenance.

Whilst the property would benefit from some updating and modernisation it offers plenty of scope to add value and personalise to suit individual tastes. The rear garden provides a lovely outdoor space in which to relax and entertain with ample room to make the most of the setting.

A particular highlight is the location with a nearby footpath cutting through towards Falmouth Golf Club and the beautiful Swanpool Beach and Nature Reserve, making this an appealing choice for those who enjoy coastal walks and outdoor pursuits. An excellent opportunity to acquire a home with potential in this sought after Falmouth location.

Location

Goldenbank is located approximately two miles from Falmouth town (The Moor), which offers a comprehensive range of both commercial and retail businesses. The local beach (Swanpool) can be accessed via a pedestrian footpath through Goldenbank and easy access is also found to Falmouth Golf Club, again via a pedestrian path within the development. There is local and secondary schooling within walking distance.

Being on the edge of the town there are various lovely walks to enjoy either towards Falmouth via the coast to Maenporth or out in the country towards Budock. All these reasons are why Goldenbank is one of the most popular development in Falmouth! Truro, the administrative centre of Cornwall is thirteen miles distant with a further range of private schooling and commercial facilities.

ACCOMMODATION COMPRISES

A front pathway leads to a double glazed entrance door opening to:-

HALLWAY

Radiator and double glazed window to the side. Stairs to first floor and door off to:-

LOUNGE 14' 3" x 12' 4" (4.34m x 3.76m) maximum measurements
Double glazed window to front. Fire surround housing a gas fire with hearth and mantelpiece over. Radiator. Understairs cupboard. Archway leading through to:-



KITCHEN/DINER
DINING AREA 10' 6" x 7' 5" (3.20m x 2.26m)
Double doors leading to the conservatory. Radiator. Archway to:-
KITCHEN 10' 5" x 7' 8" (3.17m x 2.34m)
Range of wall and floor mounted units with worktop over incorporating a stainless steel sink and drainer with tiled surround. Hatch to dining room. Space for cooker and space for washing machine. Double glazed window to conservatory. Pantry cupboard. Wall mounted gas combination boiler.

CONSERVATORY 19' 1" x 7' 4" (5.81m x 2.23m)
Glazed to three sides with a polycarbonate roof. Double glazed door to garden. Courtesy door to integral garage.



Returning to hallway, stairs leading up to:-

FIRST FLOOR LANDING
Double glazed window and loft hatch. Airing cupboard with shelving. Doors off to:-

BEDROOM ONE 13' 11" x 9' 4" (4.24m x 2.84m) max. measurements
Double glazed window and radiator.

BEDROOM TWO 11' 2" x 8' 5" (3.40m x 2.56m) max. measurements
Double glazed window and radiator.



BEDROOM THREE 7' 9" x 6' 10" (2.36m x 2.08m)
Double glazed window and radiator.

SHOWER ROOM
Updated, this light and bright shower room has a pedestal wash hand basin with mirrored cabinet over, a low level WC and shower cubicle housing electric shower. Splashboarding to walls. Obscure double glazed window. Radiator. Sliding door to landing.

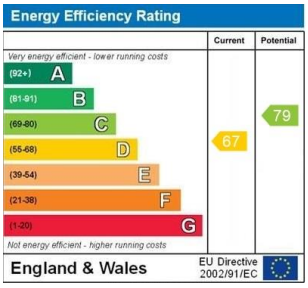
OUTSIDE FRONT
The front garden has been designed to be low maintenance with a low level picket fence, a range of mature shrubs and mainly laid to shells/gravel. The driveway is to the side of the garden and leads to the garage, a pathway leads to the front door.



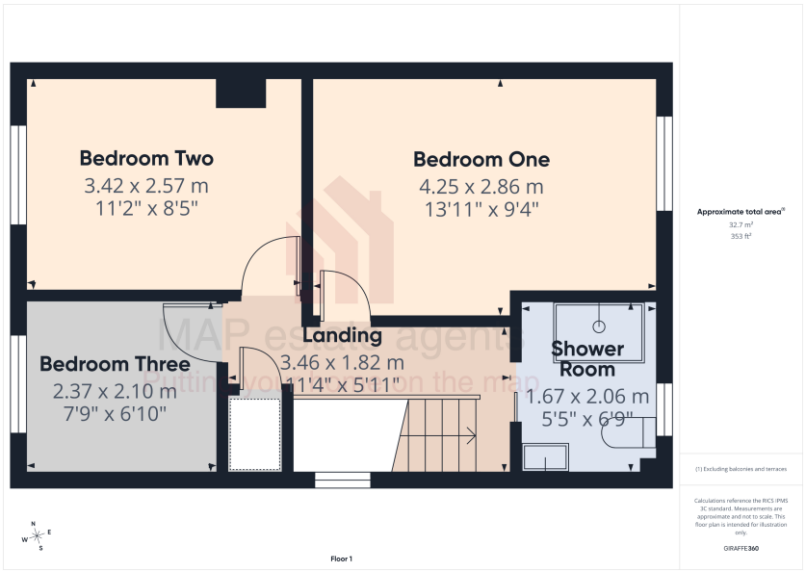
INTEGRAL GARAGE 17' 0" x 8' 5" (5.18m x 2.56m)
Up and over door. Lighting and electric. Courtesy door to the conservatory.

REAR GARDEN
To the rear the garden is enclosed and of a generous size with gravel areas and artificial grass and mature shrubs.

SERVICES
Mains water, mains drainage, mains electric and mains gas.
AGENT'S NOTE
Council Tax band 'C'.
DIRECTIONS
From Falmouth Football Club on your left hand side, proceed along Bickland Water Road passing through the traffic lights. At the next roundabout turn left into Goldenbank. Follow the road around to the right, into Boscundle Avenue taking the first right thereafter into Polmennor Road. At the T-Junction turn left and follow along to the end and around to the right. The property is on the left hand side. If using What3words:- deaf.farms.loved







MAP's top reasons to view this home

- Semi-detached house in a cul-de-sac with no through road
- Scope to improve upon and put own stamp on it
- Lounge
- Kitchen/diner
- Conservatory
- Three bedrooms
- Modernised shower room
- Integral garage
- Generous low maintenance rear garden
- Driveway parking at front

sales@mapestateagents.com

01209 243333 (Redruth & Camborne)
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www.mapestateagents.com

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