



49 Queen Anne Gardens, Falmouth

In Excess of £395,000 FREEHOLD



Heather & Lay
The local property experts

- Link-detached bungalow
- Great location close to amenities & schools
- 3 Bedrooms
- Open plan kitchen/living/dining room
- Recently modernised
- Enclosed, well-stocked garden
- Near to school, shops and beach
- Garage & off-road parking

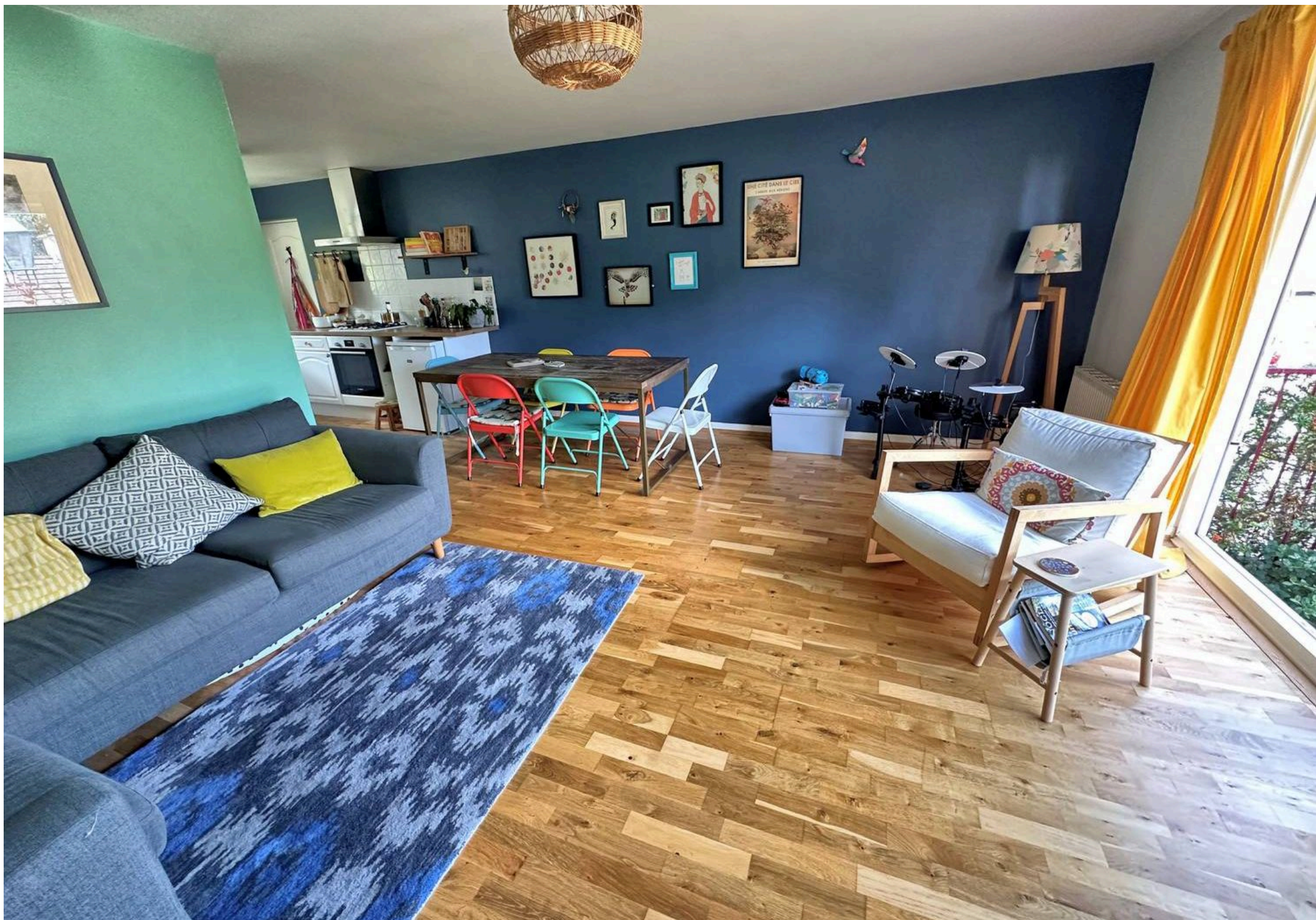
THE PROPERTY

We have sold many properties in Queen Anne Gardens, and it is one of our favoured locations due to its proximity to the beach, shops and schools, all being within walking distance. Number 49 is a lovely corner plot, tucked away with high tree/shrub boundaries. The current owners have updated and improved the property in their 4 years of ownership to include new breathable felt and battens within the roof and the removal of the stud wall between the kitchen and dining areas to create a wonderful open-plan kitchen/living/dining room with new wooden flooring. There are three bedrooms plus a conservatory and a useful utility room off the back of the garage accessed from the kitchen. The garden has been replanted and landscaped to introduce colour and wildlife. Add to this plenty of off-road parking and you have a rather nice family home!

THE LOCATION

Queen Anne Gardens is a popular and much sought-after development, built in the 1980's and 1990's with mature trees and no through-road, making it quiet and peaceful. Number 49 lies in a prime elevated position, tucked into the corner of a little close half way into the development. It is convenient too, about one mile from the town, harbourside and seafront, whilst local shops and two primary schools are within a few minutes' walk. The Co-op is a great facility on the doorstep, open early 'til late. Falmouth is a thriving and vibrant town with an eclectic mixture of independent and national shops, many galleries showcasing local art and crafts and an excellent and varied selection of places to eat and drink. Falmouth regularly host activities and events throughout the year including Falmouth Classics, Falmouth Week and the Oyster and Sea Shanty festivals.







ACCOMMODATION IN DETAIL

(ALL MEASUREMENTS ARE APPROXIMATE)

From the driveway, up a couple of steps and in through the front door.

ENTRANCE HALL

Doors to bedrooms, bathroom and large airing cupboard housing the 'Worcester' combination gas boiler fuelling radiator central heating and hot water supply. Door to...

OPEN PLAN KITCHEN/LIVING/DINING ROOM

LIVING/DINING AREA 16' 1" x 13' 11" (4.9m x 4.24m)

KITCHEN AREA 12' 1" x 9' 1" (3.68m x 2.77m)

A wonderful open-plan kitchen/living/dining room with defined areas to cook, dine and relax. The seating area has patio doors leading out onto a balcony to the front of the property with a lovely wooded view. A window to the rear overlooks the garden. The kitchen is to the rear of this "L" shaped room and is nicely finished with a range of eye and base level units with white door and drawer fronts with a quirky mixture of coloured handles. New wooden flooring has been fitted throughout this large sociable space.

BEDROOM ONE

14' 1" x 11' 0" (4.29m x 3.35m)

Great sized room with window to the front. Radiator.

BEDROOM TWO

11' 10" x 8' 1" (3.61m x 2.46m)

Window to side. Radiator. Glazed door opening into the....

CONSERVATORY

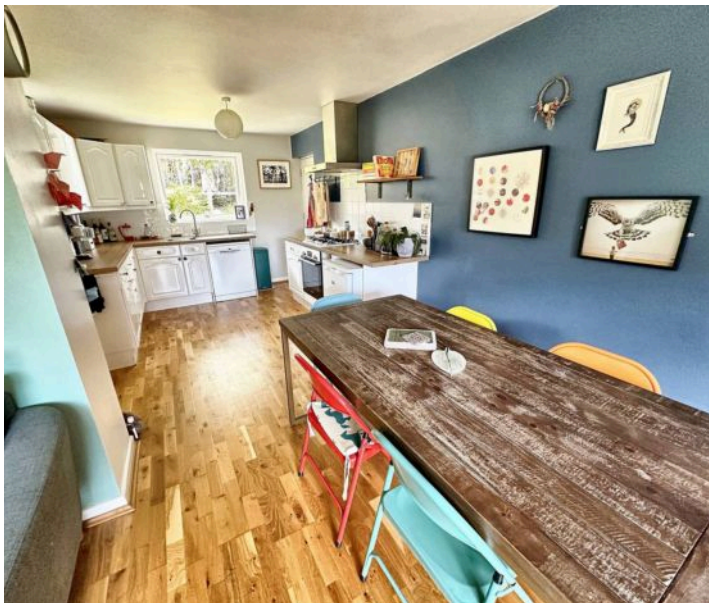
9' 10" x 8' 0" (3.00m x 2.44m)

White UPVC with full glazing and door out to the rear garden.

BEDROOM THREE

8' 1" x 6' 1" (2.46m x 1.85m)

Good-sized single room. Window to rear. Radiator.









TOTAL APPROX. FLOOR AREA 1088 SQ.FT. (101.1 SQ.M.)

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

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BATHROOM

7' 0" x 6' 0" (2.13m x 1.83m)

Modern white suite comprising WC, hand wash basin on vanity unit and bath with plumbed shower over. Chrome ladder-style heated towel rail. Obscure window to the rear. Half-tiled walls.

UTILITY ROOM

Accessed via the garage or a door from the kitchen and positioned to the rear of the garage with sink and units. Space and plumbing for a washing machine and dryer. Steps down into the garage.

GARDEN

The gardens wrap around three sides and are enclosed by high hedging. There was once a considerable amount of concrete in the garden, which the current owners have removed to rewild the garden and introduce seasonal colour and wildlife. The garden is a great space ideal for a family, with seating areas positioned to follow the sun as it tracks across the sky.

SINGLE GARAGE

20' x 8' 1" (6.1m x 2.46m)

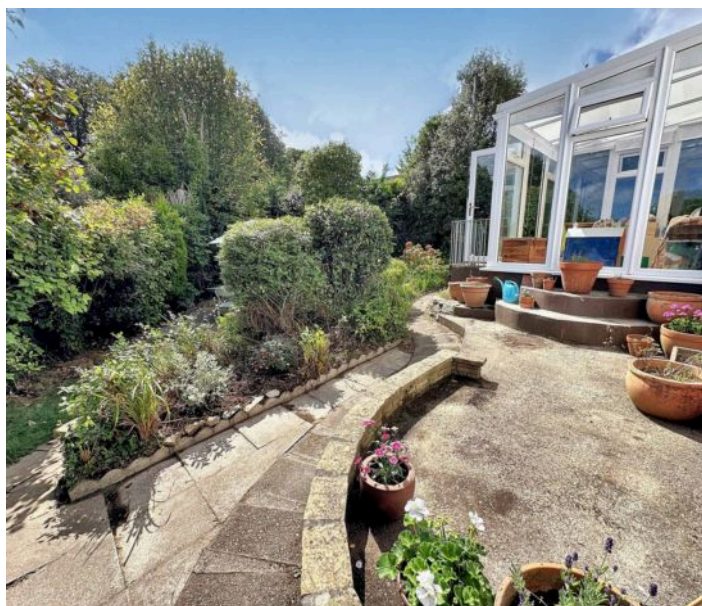
Driveway parking leading to the metal up and over vehicular access door. Power and light. New consumer unit and feed to the electric car charger on the wall by the parking area.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





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