



221 Longfield, Falmouth

Guide Price £257,500 FREEHOLD



Heather & Lay
The local property experts

THE PROPERTY

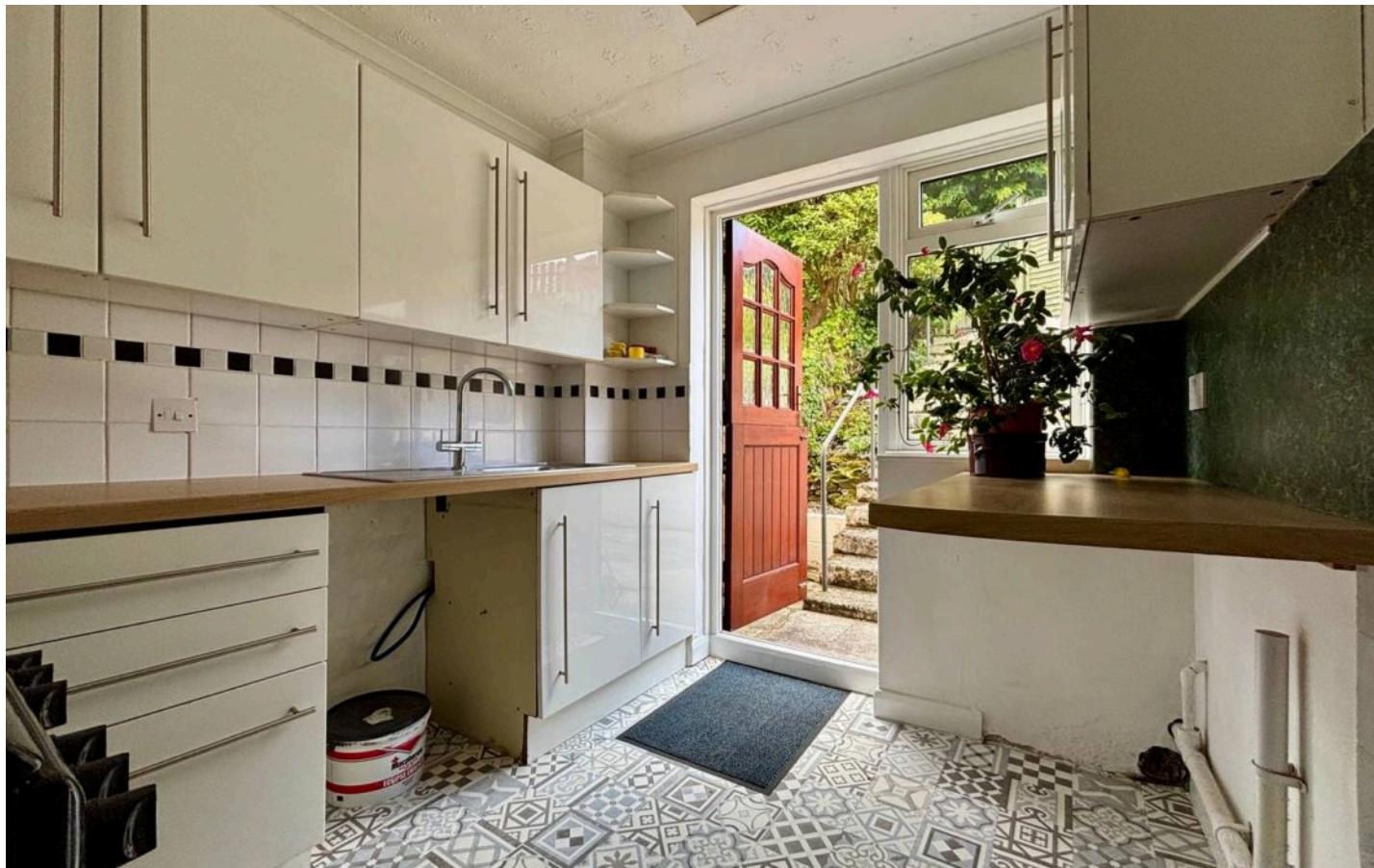
So much of what makes 221 special is its position within this popular development, tucked on the edge of Longfield, in a traffic free location surrounded by trees and greenery. On the ground floor, is a fantastic dual aspect living/dining room with French doors onto a private terrace. There is also a modern kitchen with stable door to the rear garden. Upstairs, there are two spacious double bedrooms alongside a third single room, all with plenty of storage, and a well presented family bathroom. Located to the rear is the low maintenance, tiered garden including a turfed area and terrace. Parking is available with a residents parking area and a single garage. A particularly good and well placed example, all with the benefit of no onward chain!

THE LOCATION

Longfield is a popular location for those seeking a Falmouth address but with quiet residential living at heart. 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 recent Co-op is a welcome addition and a great facility on one's near doorstep, opening 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. Events Square and the National Maritime Museum regularly host activities and events throughout the year including Falmouth Classics, Falmouth Week and the Oyster and Sea Shanty festivals. Falmouth seafront faces south over the Bay with sandy beaches and access to the Southwest coastal path leading back to Swanpool near to the house. No wonder then, that Falmouth is consistently voted in the top of the UK.





- Three Bedroom Terraced House
- Well Presented
- Quiet, Tucked Away Position
- Town and Swanpool Beech in Close Proximity
- Front and Rear Gardens
- Garage and Residents Parking
- Lovely, Greenery Views
- No Onward Chain

ACCOMMODATION IN DETAIL (All measurements are approximate)

Metal framed opaque double glazed front door into.....

ENTRANCE HALL

Stairs rising to the first floor. Electric fuse Box. Thermostat. Radiator. Double opaque glazed wooden doors leading to.....

LIVING/DINING ROOM

An impressive dual aspect room with large double glazed UPVC picture window with greenery views to the front and double glazed UPVC French doors to the rear terrace. Under-stairs cupboard containing the water meter. Wood panelled ceiling. Radiator. Sliding wooden door into.....

KITCHEN

Wooden stable door to rear courtyard with double glazed UPVC window to side. Modern, creme eye and base level units under a wood effect laminate worktop, stainless steel sink with mixer swan neck tap and tiled splash back. Space for washer/dryer, fridge/freezer, dishwasher and cooker. Linoleum tile effect flooring.





FIRST FLOOR

Stairs rising from the entrance hall to the....

LANDING

Built-in cupboard housing the Worcester combi boiler and shelving. Access to loft space. Radiator. Wooden doors to family bathroom and bedrooms including....

BEDROOM ONE

A spacious and light room with double glazed UPVC window to rear. Built in wardrobe with nook for dressing table area. Radiator.

BEDROOM TWO

A bright room with UPVC double glazed window with lovely greenery views to the front. Large built in wardrobe. Radiator. Ceiling fan.

BEDROOM THREE

UPVC double glazed window with greenery views to the front. Storage cupboard. Radiator.

FAMILY BATHROOM

Opaque double glazed UPVC window. Three piece white suite comprising W/C, pedestal hand wash basin with chromed taps. Bath with glass screen and electric shower over. Tiled wet areas. Extractor. Linoleum tile effect flooring.





FRONT GARDEN

Level lawned area with shrubbery and path to the front door.

REAR GARDEN

Southerly rear terrace with space to dine and relax. Steps leading to a tiered lawn area and up again to gravel space for plant pots. Rear wooden gate to parking area. Dry stone walling to the other side of the steps with plants and shrubbery. Outside tap.

SINGLE GARAGE

Single garage with up and over door.

Council Tax band: B

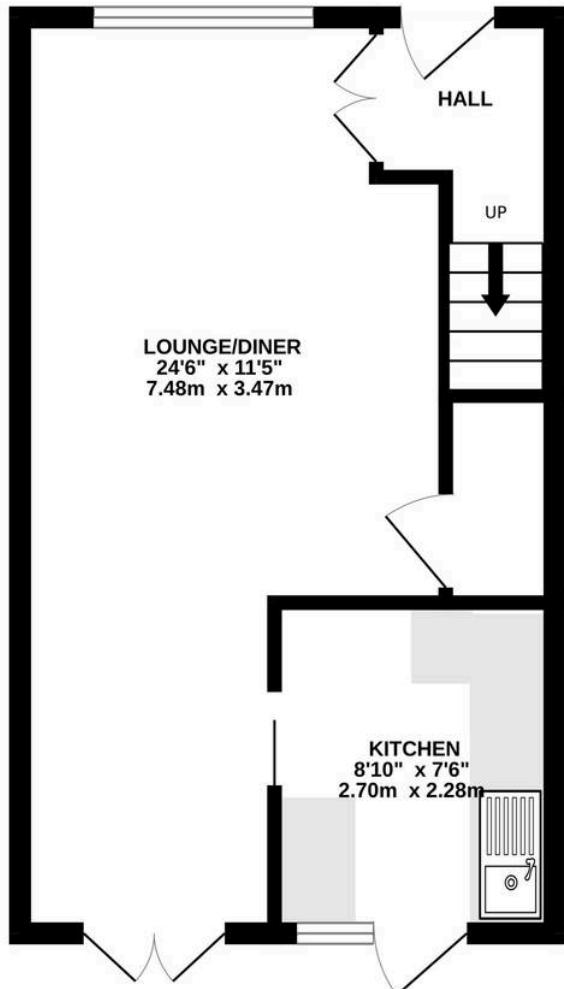
Tenure: Freehold

EPC Energy Efficiency Rating: C

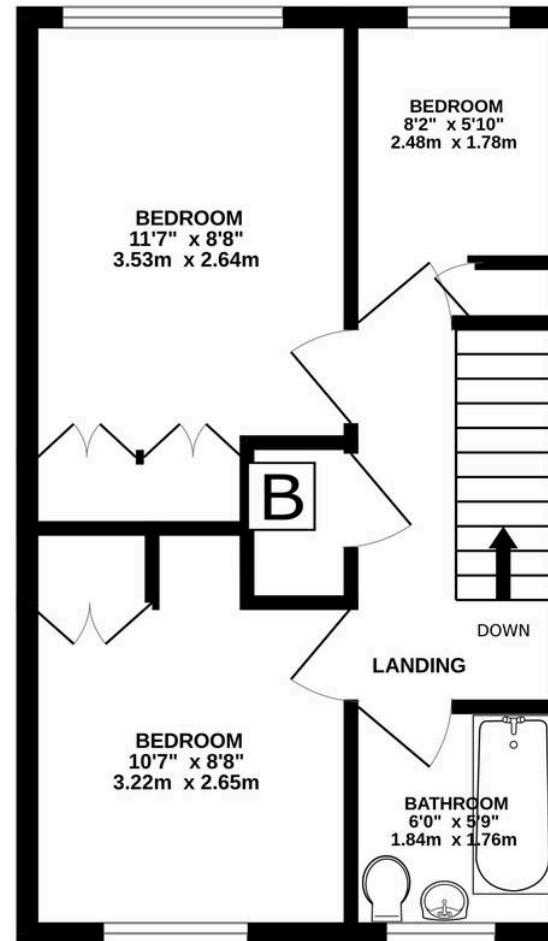
SERVICES: Mains electricity, gas, water & drainage.



GROUND FLOOR
350 sq.ft. (32.5 sq.m.) approx.



1ST FLOOR
350 sq.ft. (32.5 sq.m.) approx.



TOTAL FLOOR AREA : 700 sq.ft. (65.0 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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We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.



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