



309 Longfield, Falmouth

Guide Price £300,000



Heather & Lay
The local property experts

- Extended 3 bedroom family home
- Sitting room with log burner
- Dining area leading to Sun Room
- Fitted kitchen with white Shaker style units
- White, three piece fitted bathroom suite
- UPVC double-glazing and gas fired radiator central heating
- Enclosed rear garden with patio, lawn and vegetable garden areas
- Single garage and residents parking
- Convenient location with walks to schools amenities, Penmere Station & Swanpool

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: B

THE PROPERTY

An end of terrace family home enjoying a tucked away position within Longfield, originally built in the 1980's as a two bedroom house which has been extended to provide a comfortable three bedroom family home presented in good decorative order. The accommodation provides a sitting room featuring a log burner and wooden floor boards, dining area opening to a sunroom overlooking the garden and good size kitchen with a range of modern white fronted Shaker style units. The first floor provides three bedrooms and a modern white bathroom suite with electric shower. The bright and light accommodation is complemented by uPVC double-glazing and a combination gas boiler serves the domestic hot water and heating to radiators. The garden to the rear is enclosed by fencing with rear gated access, and has defined areas with paved patio and seating areas to enjoy the sunshine, vegetable garden and lawned garden with raised stone flower beds. A single garage with up an over door is close by in a block of three with parking for one vehicle in front, together with plenty of residents parking available.





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 five favourite places to live in the UK.

ACCOMMODATION IN DETAIL

(ALL MEASUREMENTS ARE APPROXIMATE) Half glazed UPVC front door with decorative glazed side panels into...

ENTRANCE PORCH

Electric fuse board. PV inverter for solar panels. Opening to...

SITTING ROOM 17' 0" x 16' 10" (5.18m x 5.13m)

UPVC double glazed window to front. Wood burning stove upon a slate hearth. Wooden floor boards. Radiator. Stairs rising to the first floor accommodation. Wooden panelled door leading into the...

DINING AREA 10' 11" x 10' 4" (3.33m x 3.15m)

Wooden floorboards. Understairs storage cupboard. Half wooden stable door leading to the kitchen and opening to the...

SUN ROOM 10' 7" x 10' 7" (3.23m x 3.23m)

UPVC double-glazed sun room with door leading out to the garden, glazed roof. Tiled floor.







KITCHEN 12' 8" x 9' 11" (3.86m x 3.02m)

Comprising of a range of Shaker style, white fronted, base cupboard units with two wall mounted glazed display cabinets. Light wood effect work surfaces with one and quarter bowl inset sink unit with swan neck mixer tap. Tiled splashbacks. Spaces for a dishwasher and washing machine. Space for gas cooker with extractor hood above. Integrated fridge and freezer. UPVC double-glazed window with wooden window sill to the rear overlooking the garden. UPVC double-glazed door to the side leading to the outside. Tall wall mounted radiator. Door leading to...

CLOAKROOM - With low level WC, wash hand basin, wooden flooring and extractor fan.

FIRST FLOOR LANDING - Stairs from the sitting room lead up to the middle landing which provides access to the bedrooms and bathroom.

BEDROOM ONE 12' 10" x 12' 8" (3.91m x 3.86m)

Accessed from the middle landing with stairs and doorway leading into the bedroom, dual aspect room with UPVC double-glazed windows to the front and rear allowing for natural light. Radiator.

UPPER LANDING

With built-in airing cupboard housing gas combination boiler serving the domestic hot water and radiators. Doors leading to;

BEDROOM TWO 10' 11" x 7' 9" (3.33m x 2.36m)

UPVC double glazed window to front. Radiator.

BEDROOM THREE 11' 0" x 7' 4" (3.35m x 2.24m)

UPVC double glazed window to rear overlooking the garden. Radiator.

BATHROOM 7' 9" x 6' 1" (2.36m x 1.85m)

Comprising a modern white suite with panelled bath, electric shower over and glazed shower screen, tiled surround, low flush WC push button flush with concealed cistern in vanity unit with wash hand basin, mixer tap and cupboard under. Obscure UPVC double-glazed window to side.





OUTSIDE

FRONT

From Longfield a pathway and steps lead down to the front entrance with sloping lawn to the side and gravelled area to the front door. Side access gate leading to the rear garden.

REAR

From the sun room, a uPVC double glazed door leads into the rear garden which comprises of a good sized paved patio area with plenty of space for seating. A gate leads through to a side vegetable garden with gravelled pathway, vegetable beds and greenhouse. The garden follows on from the patio area to a lawned garden with raised stone flower beds and a gravelled seating area to enjoy the sunshine. The garden is enclosed by wooden fencing with a gate at the rear providing rear pedestrian access. A side pathway with gate leads around to the front of the property.

GARAGE

17'11 x 7'4" Opposite the property in a block of three, with white up and over door. Parking for one vehicle in front of the garage.

ON STREET

Residents on street parking within Longfield.

SERVICES & GLAZING

Mains electricity, gas, water and drainage. Wood burner situated in the living room. Double glazing throughout.

AGENTS NOTE

The solar panels on the property are leased by a recognised installer, we understand the property is suitable for mortgage lending - please check with your lender and ask for further information with Heather & Lay.





Ground Floor

1st Floor

Total approx floor area: 1073.9 ft² (99.8 m²)
 Ground Floor: 592.3 ft² (55.0 m²)
 1st Floor: 481.6 ft² (44.7 m²)



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