



5 The Nurseries, Falmouth

Guide price £265,000 Freehold

A wonderful location down a quiet lane, this recently modernised two bedroom single story cottage has a private garden and dedicated off-road parking. Being sold with no onward chain.

Heather & Lay
The local property experts

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- Individual property
- Two bedrooms
- Recently updated
- Wonderful location
- Private garden
- Parking
- No onward chain!

Council Tax: A

Tenure: Freehold

EPC Rating: E

THE PROPERTY

An unusual and individual property that is single storey and has been updated and modernised by our vendor, including being rewired and having a new hot water system fitted two and a half years ago. Now nicely presented and full of natural light. This would make a wonderful little home or one's own holiday let. The garden is to one side and is both pretty and full of sun. A patio also faces well for the sunshine. A great location about 100 yards from a good link road in Falmouth and close to schools. A bus stop is also at the end of the little access lane meaning those without a car have good travel links. This property is available with no onward chain. Do please watch our detailed video tour which will explain so much more.

THE LOCATION

The Nurseries lies on the outskirts of Falmouth just off Trescobeas Road one of the main arterial roads for Falmouth. Once out of The Nurseries, the town, beaches, and 'A' roads are easily accessible, and you are just a mile or so from the town and seafront and a few hundred yards from Trescobeas Surgery and just moments from Falmouth Secondary School.

Trescobeas Road is on a regular bus route to and from the town and seafront and a local walk close by to Tregonigge Woodland leading through to Swanvale, passing Swanpool Nature Reserve to Swanpool beach and the South West Coastal Path.

Falmouth has an excellent and diverse selection of restaurants and an eclectic mixture of individual shops as well as national chains, together with quality galleries showcasing local talent. Nearby train stations (Falmouth Town and Penmere Halt) provide a convenient link to the mainline at Truro for Exeter and London, Paddington.

Falmouth Docks are a major contributor to the town's economy and along with Falmouth University (with campuses in Falmouth and Penryn) and Falmouth Marine School, specialising in traditional and modern boat building, marine engineering and environmental science, ensure an all year round and active community. There are five primary schools and one secondary school in the town and highly regarded independent preparatory and senior schools in Truro.

Falmouth boasts the third largest natural harbour in the world and is renowned for its maritime facilities which offer some of the best boating and sailing opportunities in the country. Falmouth is consistently ranked as one of the top five places to live in the UK.



ACCOMMODATION IN DETAIL

(ALL MEASUREMENTS ARE APPROXIMATE) Through a UPVC door into a small vestibule and through another UPVC door into.....

ENTRANCE HALL

Doors to sitting room, kitchen and shower room. Slate floor, electric heater and fusebox. Round window looking over the patio area.

SITTING ROOM

14' 10" x 11' 7" (4.52m x 3.53m)

Fully glazed sliding doors out to the patio area. Doors to both bedrooms. Mezzanine level for storage over the bedrooms. Wood burning stove. Exposed beams. New electric heater/radiator.

BEDROOM ONE

11' 2" x 8' 9" (3.40m x 2.67m)

Window facing the patio. Exposed floorboards.

BEDROOM TWO

11' 2" x 5' 4" (3.4m x 1.63m). Window to the side facing the lane.

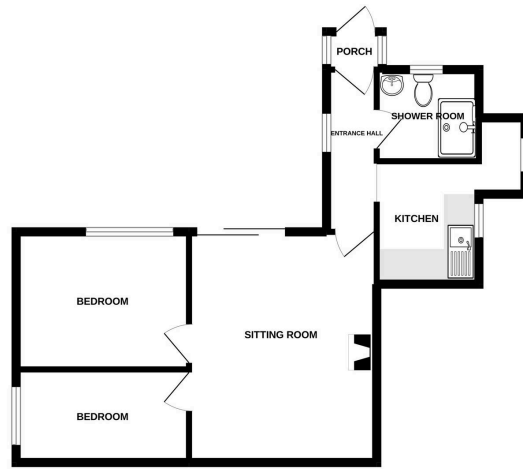
KITCHEN

Recently updated. Opening to a larder. Window to the side.

SHOWER ROOM

Large twin shower cubicle with glass sliding door and electric Mira shower over. W/C, pedestal hand wash basin.

GROUND FLOOR
494 sq.ft. (45.9 sq.m.) approx.



1ST FLOOR
192 sq.ft. (17.8 sq.m.) approx.



TOTAL FLOOR AREA - 686 sq.ft. (63.7 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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GARDEN

To the front is a slate paved patio with a sunny aspect. On the other side of the lane is a pretty and fenced private garden that is delightful.

PARKING

There is an allocated parking space for one vehicle on the lane, next to the garden

AGENTS NOTE

The lane is owned by number 4 The Nurseries and each property has access over it., sharing the upkeep costs equally, ensuring all properties have access rights and responsibilities. The lane was recently upgraded with new tarmacadam.

SERVICES

Services: Mains water, electricity & drainage

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