



5 Turnaware Road, Falmouth

Guide Price £275,000



Heather & Lay  
*The local property experts*



- Semi-detached family home
- Great residential location
- Three bedrooms
- In need of modernisation
- Large gardens
- Garage & off-road parking
- No onward chain
- Please watch our video tour

### THE PROPERTY

Gray Conoley built in the late 1960's, this semi-detached family home is one of the most sought-after designs for local families due to the quality of build and generous room and plot sizes. Home to our vendor for many decades and now in need of modernisation. All is liveable 'as is' but we expect the new owner will wish to update and modernise to suit their requirements and the property has been competitively priced to reflect the work required.

On the ground floor there is a good sized sitting room that, via wooden French doors, opens into the dining room that is linked to the kitchen. A door from the kitchen accesses the garage and conservatory behind. On the first floor there are three bedrooms with two being doubles and a generous sized single and a family bathroom. A loft hatch on the landing gives access via a retractable ladder to a loft area.

Outside the front garden is wide and deep which sets the property back from the quiet no-through-road and also gives tandem driveway parking leading to the garage. The rear garden is secure and has a far reaching view from the patio/hard standing near the house.

A wonderful opportunity to make a "home" here.



## THE LOCATION

The property is located on popular Turnaware Road, an elevated and well-regarded residential area on the outskirts of Falmouth, approximately one mile from the town centre, harbourside and Swanpool Nature Reserve and beach.

Local amenities are within easy reach, including Boslowick shops, a petrol station and an excellent 'early till late' Co-op, ideal as a convenient corner shop. Well-regarded schools including Mongleath (St Mary's & St Francis), Marlborough School and Falmouth Community School and College are also nearby.

A regular bus service operates close to the property, providing access into Falmouth and to Penmere Train Station, which offers rail links to Falmouth Docks, Penryn and Truro, with onward connections to Penzance, London Paddington and other principal cities.

Falmouth is renowned for its beautiful period architecture, sailing waters and vibrant coastal lifestyle, offering an excellent range of restaurants, cafés, pubs, shops, festivals and leisure activities.

Council Tax band: C

Tenure: Freehold

EPC: D

Services: Mains electricity gas, water & drainage







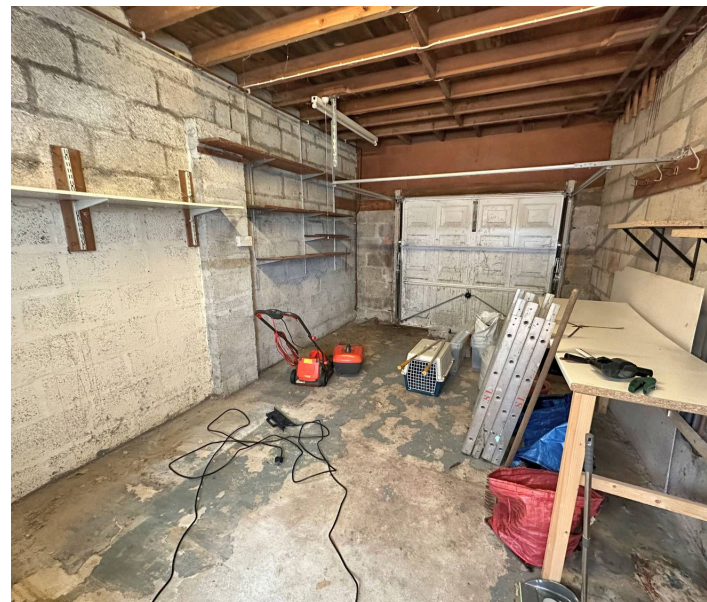


#### ANTI-MONEY LAUNDERING REGULATIONS - Purchasers

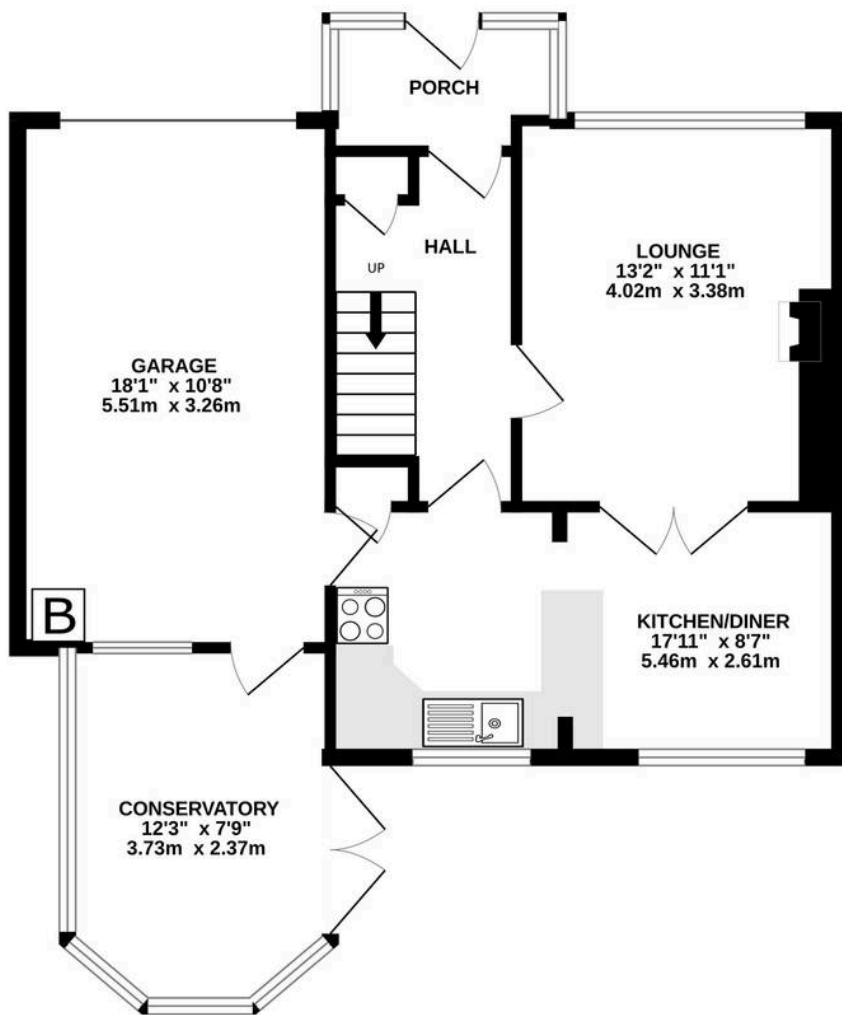
We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for this process and any ongoing monitoring is carried out correctly, the initial AML checks are processed on our behalf by CREDAS. A cost of £20 (excl. VAT) will be payable by each purchaser at point of an offer being agreed. Credas will send you a payment link to complete this within the Credas app. This payment is non-refundable.

#### PROOF OF FINANCE - Purchasers

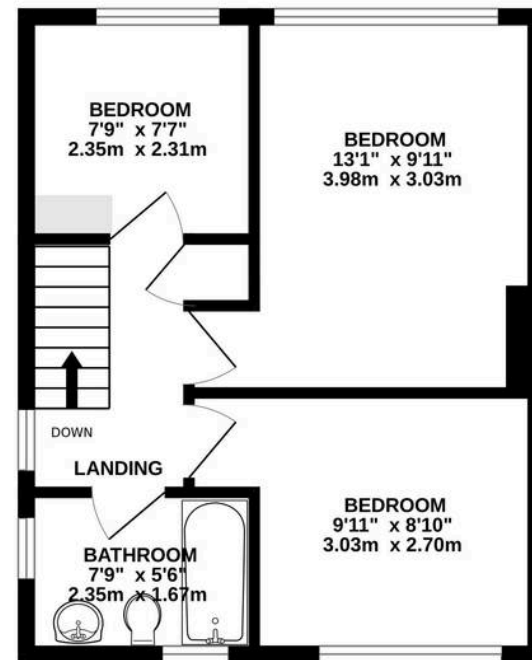
Before an offer is formally agreed, we will require proof of your financial ability to purchase. Again, we ask for your cooperation on this matter to avoid any unnecessary delays in issuing a memorandum of sale.



GROUND FLOOR  
692 sq.ft. (64.3 sq.m.) approx.



1ST FLOOR  
377 sq.ft. (35.0 sq.m.) approx.



TOTAL FLOOR AREA : 1069 sq.ft. (99.3 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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## Heather & Lay

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