



13 Avenue Road, Falmouth

Guide Price £495,000



Heather & Lay
The local property experts

- A delightful detached 1930s bungalow
- Great location a few minutes' walk from seafront, harbour & town
- Charming well-proportioned 2 bedroom interior
- Bay window, main bedroom en suite
- Sociable kitchen & dining room
- Bay window sitting room
- Glorious, oasis of an 'in town' garden
- Large cellar with 5' 10" headroom
- Stylish, authentic & comfortable
- Garage & excellent parking space
- Please watch our property video tour

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

Services: Mains electricity, water & drainage

THE LOCATION

Pretty much perfect for leaving the car at home and accessing Falmouth's delights on foot!

The bungalow lies between the seafront and harbourside, where town and beaches are a few minutes away. It would be hard to find or imagine a more convenient and central residential position for a home, with Events Square, shops and The Dell railway station, linking to mainline Truro, all on ones' doorstep.

What a treat to walk to Gyllyngvase beach and cafe, with the excellent early 'til late Co-op beside, or to our favourite and quieter Castle beach and its cafe. Its a joyful, convenient and engaging situation and with the benefit of that remarkable garden, a rarity too!





THE PROPERTY

This charming and beautifully presented mid century home is rather special, combining valuable features and convenience into a wonderful package that's so hard to find at this price. This attractive detached bay window bungalow sits nicely back from Avenue Road, and in good company alongside fine period homes and guest houses. But it is at the rear where the unexpected is revealed, with access along a lane and no through road to a generous parking area, garage and fantastic garden! Built in the 1930s, retaining original characteristics and with generous proportions, the property has been thoughtfully improved and modernised to create a stylish and comfortable two double bedroom home, the main with en suite shower room. There is a bay window sitting room with quality cast iron inset gas fire as well as a sociable, light and bright kitchen and dining room likely to become the hub of the home. The bungalow has had a recent 'Worcester' gas boiler fitted, bespoke shutters made for its windows an 'Everhot' stove installed in the kitchen. Mindful of running costs and energy saving, an expensive scheme of wall insulation was also undertaken.

FRONT GARDEN

The front garden is lush and established, screening and setting the property nicely back from avenue road. Steps, a path and gate with twin granite posts lead out on to the pavement.

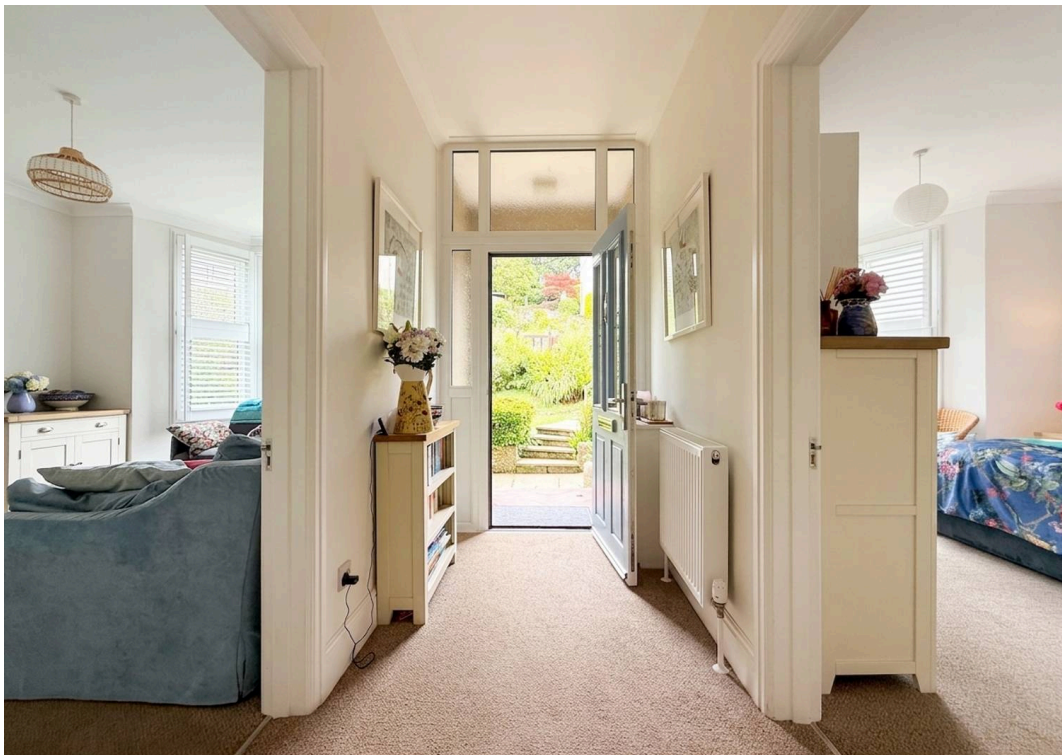
REAR GARDEN

This is a wonderful feature for such a near town position, set mostly at the rear and measuring over 90' x 40'. All is so thoughtfully landscaped and richly planted with many mature shrubs, plants and trees including fruit trees. There is remarkable privacy here with established green hedge boundaries, two areas of paved terracing, a lawn and orientation to enjoy afternoon and evening summer sunshine. The rear garden is relatively level with pathway from the garage and parking area, meandering to steps that lead up to the rear porch and accommodation. Alternatively a pathway leads around to the front door and entrance.















THE CELLAR

A super feature and flexible space with doorway from the rear garden into flexible space with excellent 5' 10" head height, power and light. Ideal for dry storage, a workshop or gym perhaps.

GARAGE & PARKING SPACE

A single sectionally built garage with a parking bay for several vehicles, boat motorhome or caravan perhaps.

ANTI-MONEY LAUNDERING REGULATIONS - Purchasers

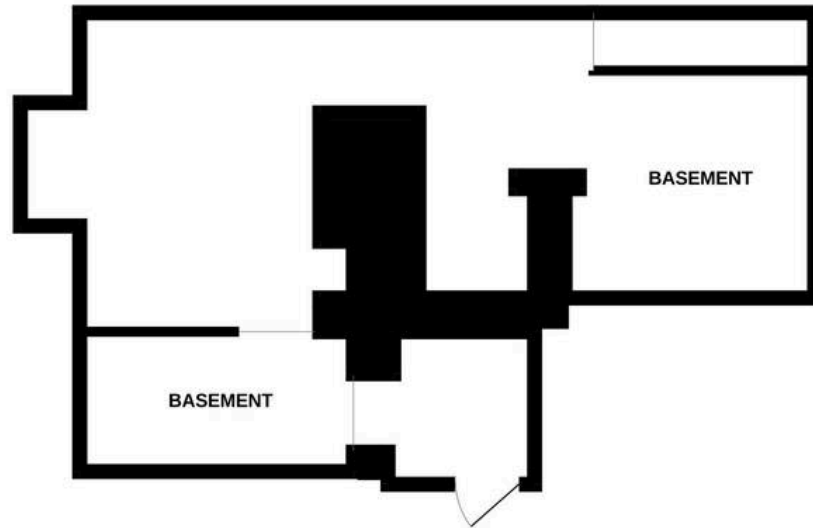
We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for this process and any ongoing monitoring is carried out correctly, the initial AML checks are processed on our behalf by CREDAS. A cost of £20 (excl. VAT) will 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

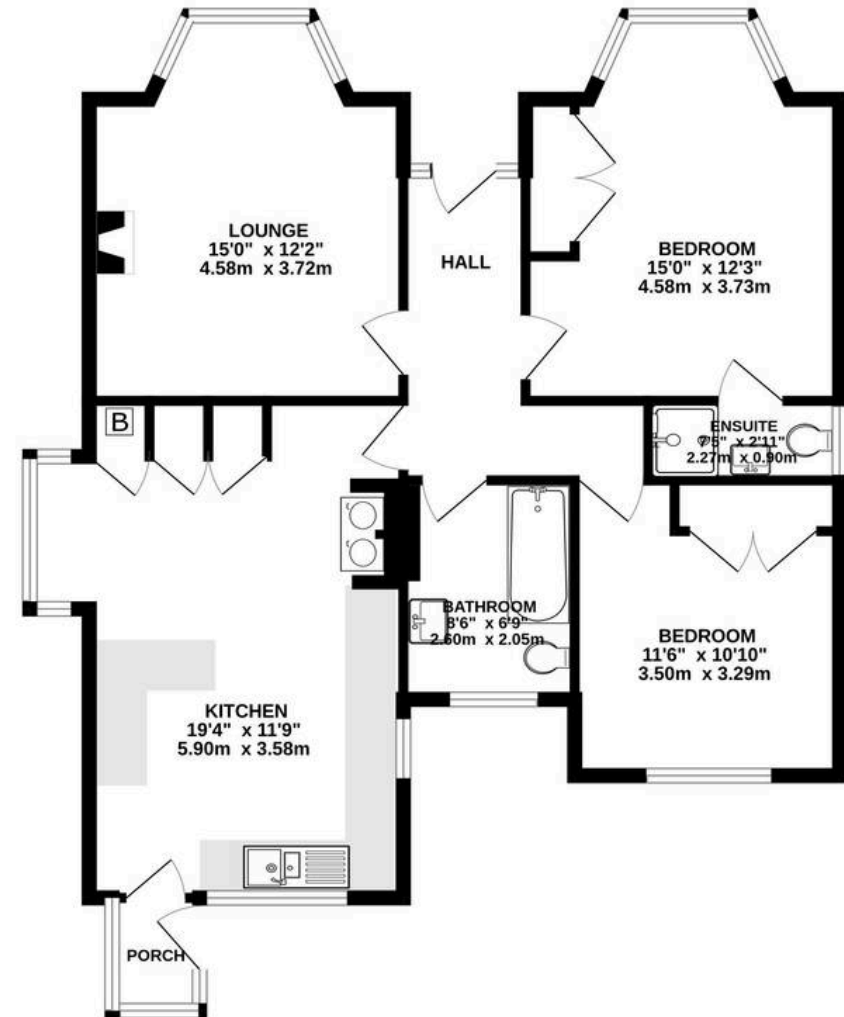
Before an offer is formally agreed, we will require proof of your financial ability to purchase. Again, we ask for your cooperation on this matter to avoid any unnecessary delays in issuing a memorandum of sale.



BASEMENT
406 sq.ft. (37.7 sq.m.) approx.



GROUND FLOOR
855 sq.ft. (79.4 sq.m.) approx.



TOTAL FLOOR AREA : 1261 sq.ft. (117.1 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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