



86 Polmennor Road, Falmouth

Guide Price £385,000



Heather & Lay
The local property experts

- Semi-detached house
- Popular residential location
- Well presented
- Three bedrooms
- Modern kitchen/dining room
- Lounge with open fire
- Private & established rear garden
- Garage & driveway parking

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

Services: Mains electricity, gas, water & drainage

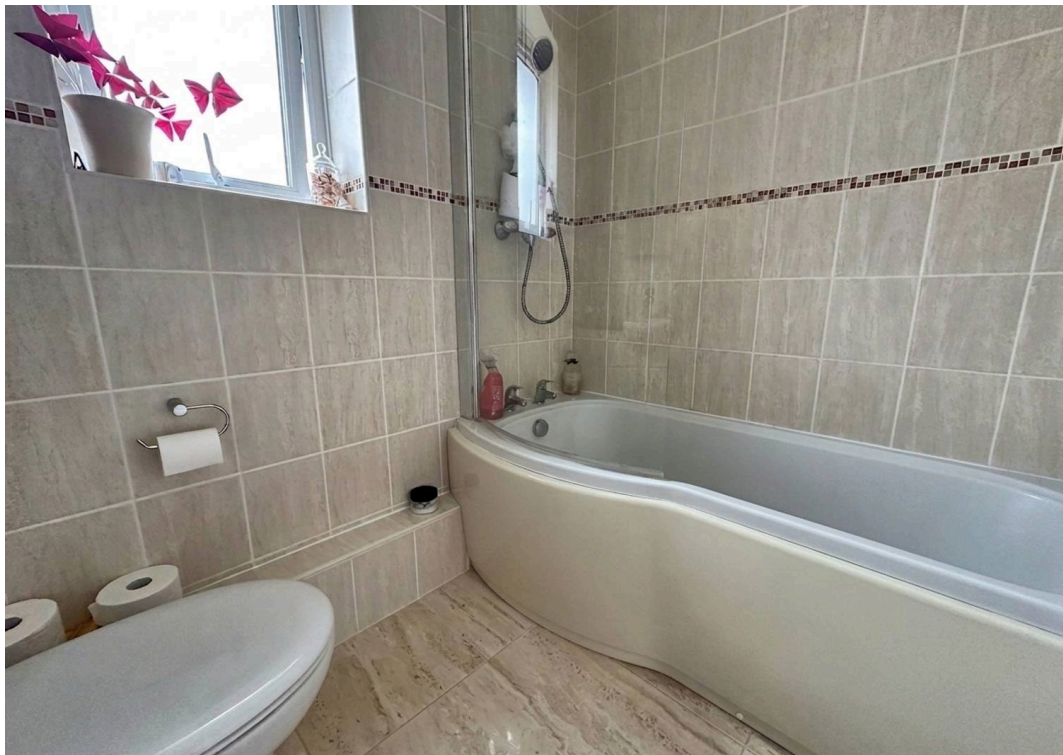
THE PROPERTY - The current owner bought this house from new in 1988 and made it home to bring up the family and would now like to downsize. Discerning buyers will be delighted to know all the recent updates at the property include a new kitchen, new gas boiler, new windows and doors and a new metal consumer unit (fuse box). The property is very nicely presented and in a “move-in” condition. To the rear is a composite decked area accessed from the kitchen/dining room and a larger than expected garden, with greenhouse, full of colour with mature plants and shrubs. To the side of the house is a long tarmac driveway with multiple parking spaces in tandem leading to the garage that has power and light plus a storage area in the roof.

THE LOCATION - Polmennor Road is located at aptly named Goldenbank, part of a development of houses undertaken by respected SNW Homes. Positioned on the outskirts of Falmouth, Polmennor Road is on a regular bus route to and from the town and seafront; primary and secondary schools together with local shops at Boslowick and 'early 'til late' Co-op are all within about a mile. A footpath from Goldenbank leads to Swanpool Nature Reserve and beach, a ten-minute stroll away.



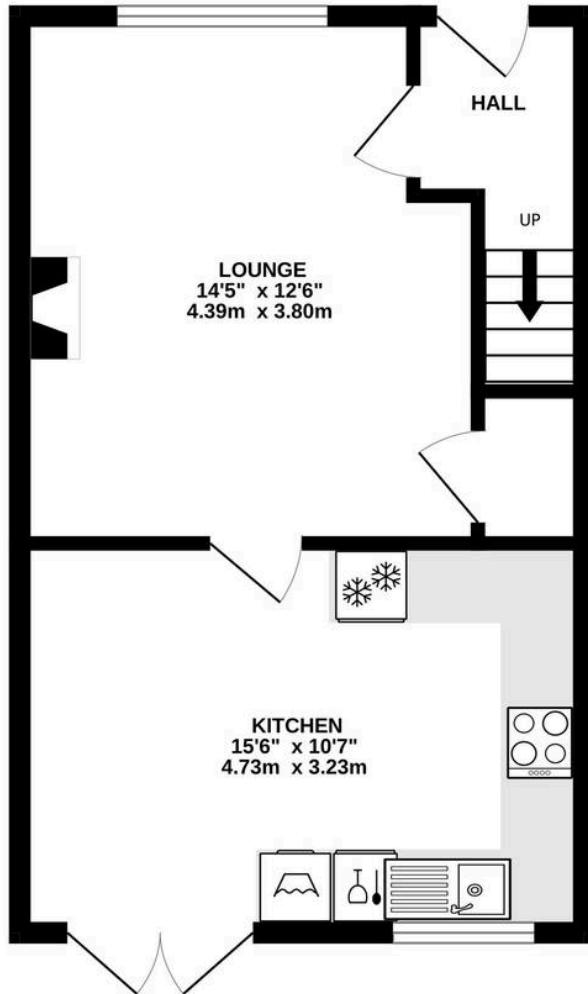




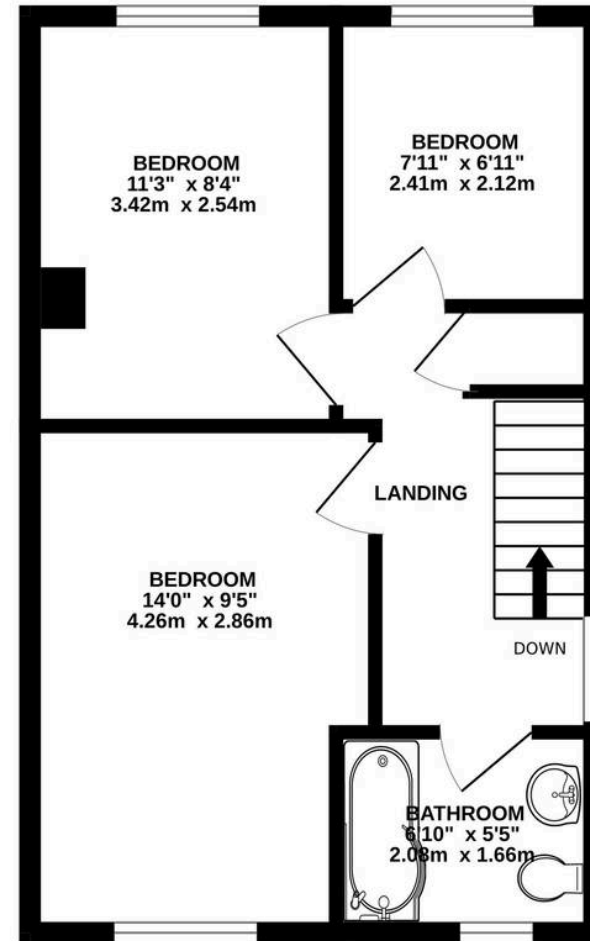




GROUND FLOOR
379 sq.ft. (35.2 sq.m.) approx.



1ST FLOOR
381 sq.ft. (35.4 sq.m.) approx.



TOTAL FLOOR AREA : 761 sq.ft. (70.7 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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