



28a Waterloo Road, Falmouth

Guide Price £595,000



Heather & Lay
The local property experts

- Well presented detached family home
- Town centre location
- Four double bedrooms
- Recently extended
- Open plan kitchen/dining/living room plus separate sitting room
- 3 bath/shower rooms
- Mezzanine office space
- Rear garden
- Off-road parking

THE PROPERTY

A wonderful family home, built around 20 years ago to a high standard.

On the ground floor is the sitting room which is mainly used as an evening room because to the rear of the house is a large open plan room perfectly suited to family life. In this room there is a lovely kitchen with all the appliances one would wish for plus a huge central island, then down a gentle step to the dining room/lounge/day room that is a recent high-quality extension with wide bi-fold doors leading out into the rear garden.

There are four good sized bedrooms on the first and second floors plus a quirky mezzanine office with stunning water views. There are shower/bathrooms on each level.

To the front of the property there is off-road parking (great to have in the centre of Falmouth), plus plenty of storage. We have produced a detailed walk-through, talk-through video tour which will give you far more information than written details ever could so do please watch to see what the property has to offer.

We would highly recommend internal viewing of this very nice and surprising family home.





THE LOCATION

The property is so convenient for accessing all that is lovely about Falmouth with pathways meandering from here, down to the town and harbourside, whilst the seafront and beaches are less than a mile away.

The local 'Providore' café/tapas bar is inspirational and the nearby 'Sea View Inn' is a must. Junior and secondary schooling facilities are nearby at King Charles and Trescobeas and many faculties of the Combined University of Cornwall are within a few minutes walk along Woodlane.

Convenience stores are close by at Albany Road. Falmouth town and harbourside hosts an eclectic mixture of national shops and independents, together with galleries showcasing local arts and crafts has created a new vibrancy to the harbourside and is a remarkable success with its quality food, fashion and sailing wear shops.

Events Square hosts events throughout the year, such as Falmouth Classics, the Oyster Festival, the celebrations of Falmouth Week and the Sea Shanty Festival as well as many big-name attractions.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

Services: Mains electricity, gas, water & drainage

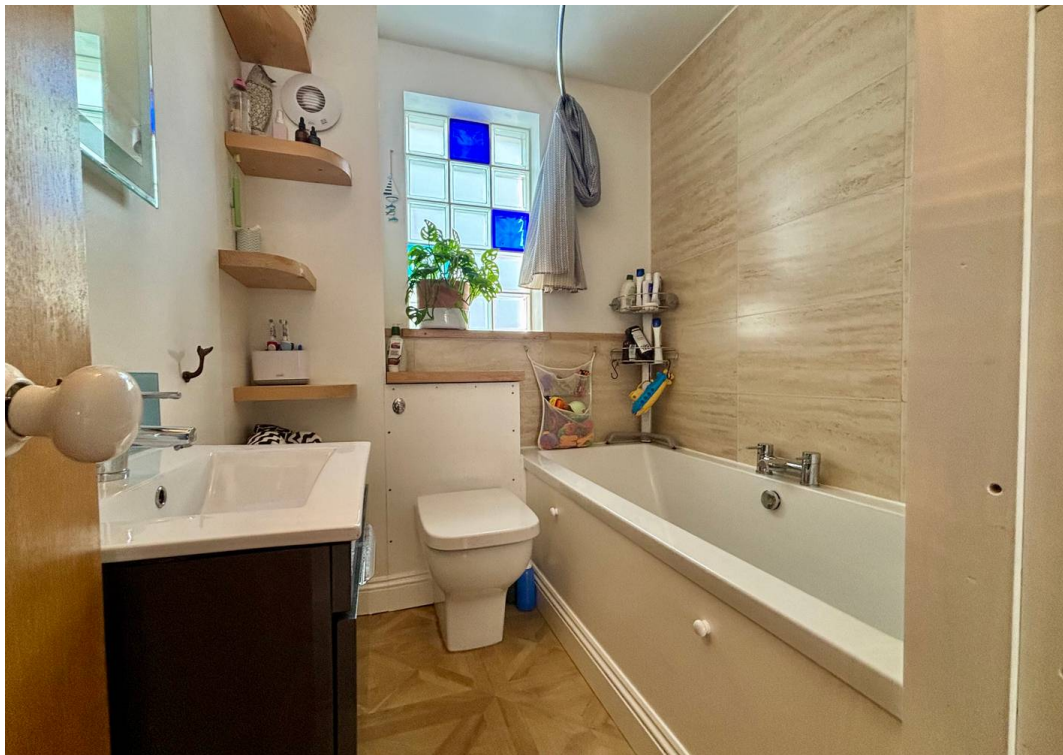








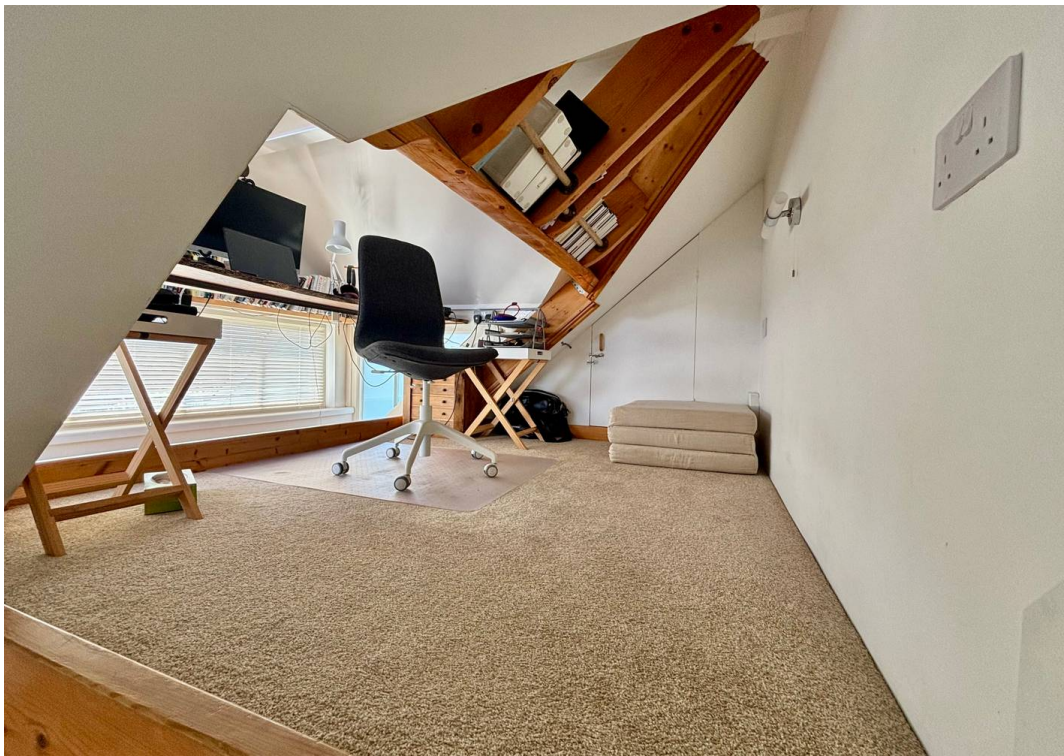






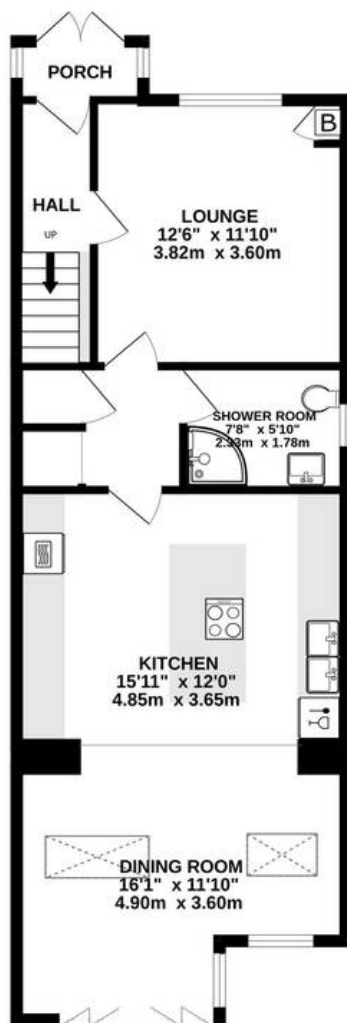




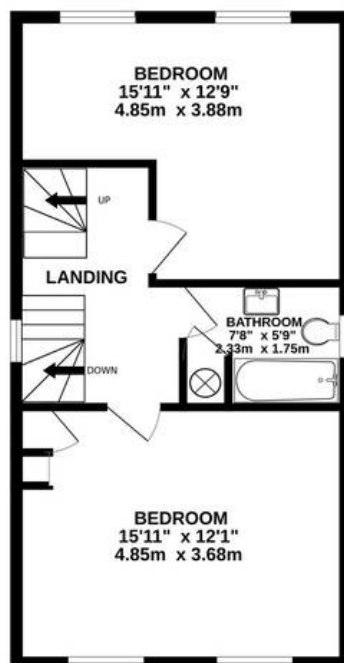




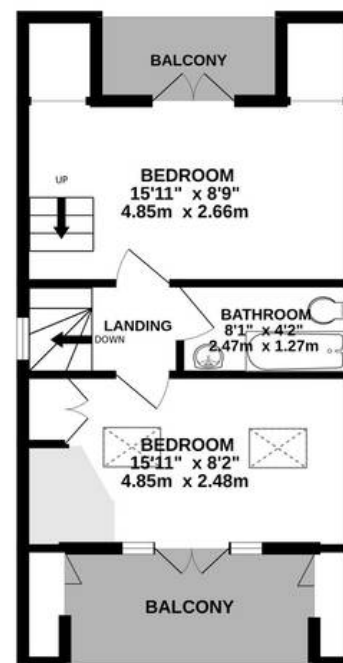
GROUND FLOOR
659 sq.ft. (61.2 sq.m.) approx.



1ST FLOOR
471 sq.ft. (43.7 sq.m.) approx.



2ND FLOOR
373 sq.ft. (34.7 sq.m.) approx.



MEZZANINE LEVEL
180 sq.ft. (16.7 sq.m.) approx.



TOTAL FLOOR AREA : 1683 sq.ft. (156.3 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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