



LILLICRAP CHILCOTT

THE CORNWALL ESTATE AGENT

Ref: LCAA9666

£265,000

240 Longfield,
Falmouth, Cornwall, TR11 4ST

FREEHOLD



An immaculately presented 2 bedroomed, semi-detached house with a low maintenance terraced, south facing garden and off-road parking in a sought after cul-de-sac with sea glimpses. This is a superb opportunity for first time buyers or investment buyers alike.

Nearby Swanpool Beach



SUMMARY OF ACCOMMODATION

Ground Floor Entrance porch, kitchen, open-plan living/dining room, rear porch.

First Floor 2 double bedrooms and family bath/shower room.

Outside Driveway parking for 1 vehicle, enclosed south facing rear garden and front garden.

DESCRIPTION

An opportunity to acquire an immaculately presented modernised home situated on the highly sought after Longfield development in Falmouth with distant sea views. The property has meandering woodland walks immediately on the doorstep and if one were to follow the Bickland stream, Swanpool Nature Reserve and the beach is walking distance away.

Impeccably presented accommodation which comprises on the ground floor, entrance porch, open-plan living/dining room, kitchen, rear porch. A turning staircase leads to the first floor with two double bedrooms and a beautifully appointed family bath/shower room. Having been subject to a thorough refurbishment during its current ownership, including new flooring and decoration throughout, a newly tiled bathroom and new mixer shower.

Externally to the front there is driveway parking for one vehicle with lawned garden to one side and a shared garden. To the side of the property is access to the rear garden via a side gate. There is ample space here for additional parking with minimal reconfiguration to the current driveway. The rear garden is south facing, and terraced, stocked with mature fruit bushes. The garden benefits from a southerly aspect, perfect for barbecues and alfresco dining. On the lower deck there is a timber shed.



LOCATION

Falmouth has in recent years been listed as the Best Place to Live in the South West Region in the prestigious Sunday Times Best Places to Live Guide. The locations were selected for offering the best quality of life for the widest number of people combining a consideration of factors such as positive community spirit, good local shops and services and attractive outdoor spaces. Indeed, the port of Falmouth offers an excellent array of shops, galleries, eateries, cafés, cinema, leisure facilities, golf course and the National Maritime Museum. The town has two marinas, Royal Cornwall Yacht Club and fabulous coastal scenery and walks. Falmouth boasts four fine sandy beaches, all safe for bathing, castle beach, Gyllyngvase beach, Swanpool beach and Maenporth beach. There are golf courses at Falmouth and at nearby Budock Veian by the Helford River, excellent sea fishing, horse riding and miles of coast path to explore.

The cathedral city of Truro, 12 miles away is Cornwall's administrative centre offering the county's foremost shopping, business, commercial and both state and private schools and state and private hospital.

THE ACCOMMODATION COMPRISES (all floor plans and dimensions are approximate)

ENTRANCE PORCH Accessed via a uPVC entrance door with glazed panel. Coat racks and shoe storage.

KITCHEN – 10'8" x 10'5" A delightful light kitchen with uPVC double glazed window overlooking the garden and distant sea views. Fitted with a range of matching wall and base units with cream fronted door and drawer fronts under roll edged oak effect laminate worktops. Inset stainless steel sink and drainer, undercounter space for washing machine and fitted single oven, four ring gas hob and integrated extractor fan over. Integrated fridge/freezer. Soft close cupboard units and understairs storage.

LIVING ROOM – 17'1" x 10'5" A spacious sitting room with picture double glazed window to the front elevation overlooking the front garden. Radiator. With stairs ascending to the first floor landing with spotlight and double glazed window.



Stairs ascend to:-

FIRST FLOOR

LANDING. Doors to both bedrooms, airing cupboard and the family bathroom.



BEDROOM 1 – 10'5" x 7'2" A spacious double bedroom with double glazed window to the rear elevation overlooking the south facing garden, Swanpool Nature Reserve and with the sea in the distance. Radiator.

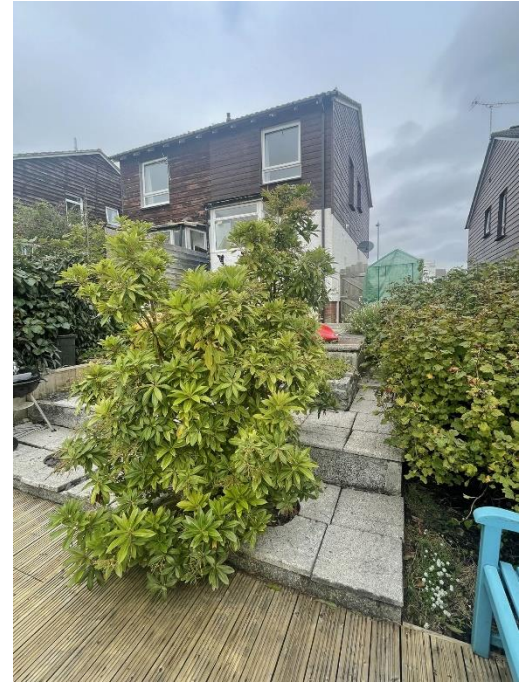
BEDROOM 2 – 10'5" x 8'8" Another double bedroom with double glazed window to the front overlooking the front garden. Radiator.



FAMILY BATH / SHOWER ROOM Comprising white panelled bath with mixer shower over, pedestal wash hand basin and low level flush wc, modern travertine style tiling. Obscured double glazed uPVC window. Stainless steel ladder style heated towel rail.

OUTSIDE

Driveway parking for one vehicle with lawned garden to one side and a shared garden at the front. Side terrace with access to the south facing rear garden which is terraced with distant sea views.



GENERAL INFORMATION

VIEWING Strictly by prior appointment through: Lillicrap Chilcott, Landrian House, 59-60 Lemon Street, Truro, Cornwall, TR1 2PE. Telephone: (01872) 273473. E-mail: sales@lillicrapchilcott.com.

POST CODE TR11 4ST.

SERVICES Mains water, drainage, electricity and gas.

COUNCIL TAX BAND B (see www.mycounciltax.org.uk).

DIRECTIONS From the Penryn bypass take the right hand turning at the roundabout signposted towards Falmouth. Proceed along here to the next roundabout at Union Corner and proceed straight over onto Bickland Water Road. Following Bickland Water Road for a short while passing Church View Business Park on the right hand side and the access to Watson Marlow on the left hand side take the next left hand turning. Shortly after, take the next left hand turning into Longfield and proceed downhill. Continue until the final right hand turning of the road where No. 240 will be found on the left hand side.

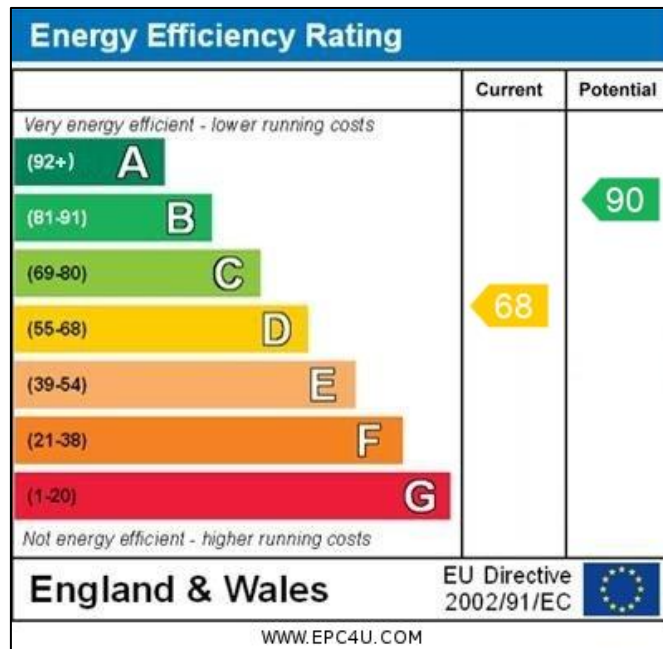
AGENT’S NOTE 1 The above particulars have been prepared as a general guide only for prospective buyers. Whilst we have endeavoured to provide a fair and reasonable description of the property, no specific survey or detailed inspection has been carried out in relation to the property, the services, the appliances and any fixtures and fittings or equipment. All buyers should rely on their own surveys and investigations in connection with any purchase of the property. All measurements, floor plans, dimensions, acreages and distances are approximate only and should not be relied upon for accuracy.

AGENT’S NOTE 2 240 Longfield is owned by an employee of Lillicrap Chilcott.

OFFICE OPENING HOURS Monday to Friday 9.00am to 5.30pm. Saturday - 9.00am to 1.00pm. **NB: A number of staff are available for viewing appointments all day Saturday and all day Sunday.**

THE PROPERTY OMBUDSMAN

Approved Redress Scheme

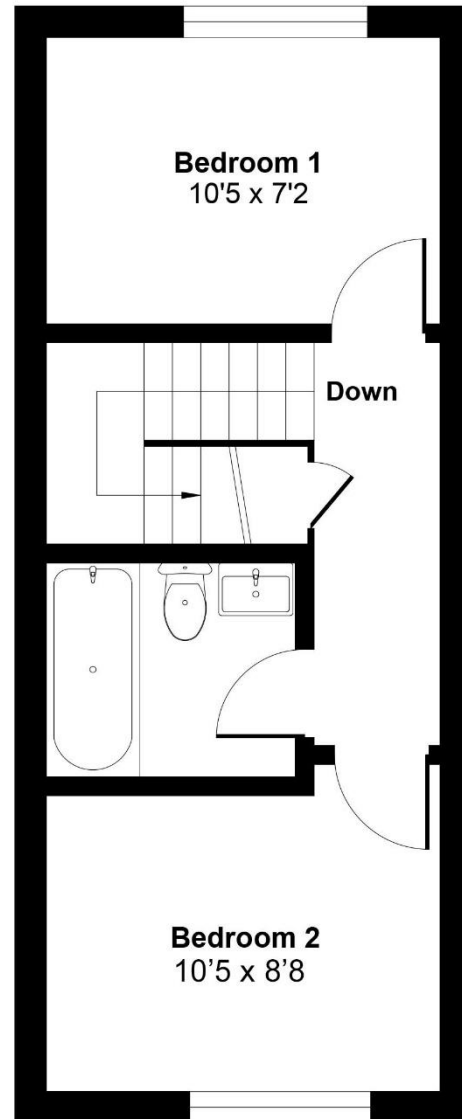
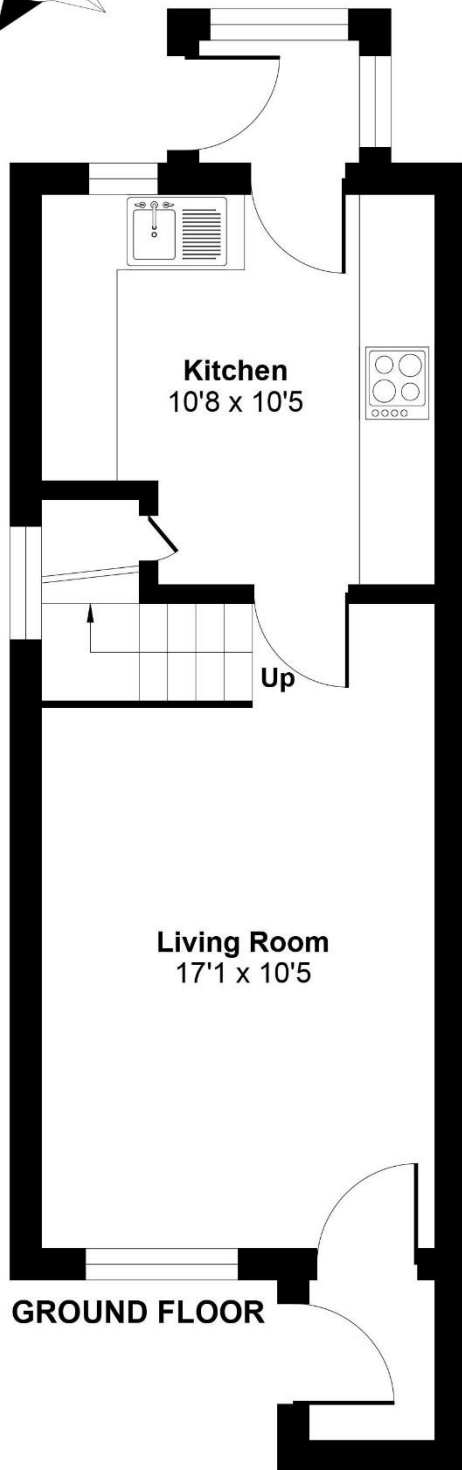


Not to scale – for identification purposes only.

Longfield, Falmouth

Approximate Area = 616 sq ft / 57.2 sq m

For identification only - Not to scale



GROUND FLOOR

FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n'cheom 2023. Produced for Lillcrap Chilcott. REF: 1036381

