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**The Beacon,
Falmouth**

**£275,000
Freehold**





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Property Introduction

This three bedroom end of terrace house is well presented and consists of lounge, modern kitchen/diner with a separate utility, ground floor bathroom and with the two front bedrooms enjoying sea views towards Pendennis Point.

The generous rear garden is currently being landscaped, there is driveway parking for two vehicles.

The property benefits from gas central heating and double glazing.

Location

The Beacon is located just off Kimberley Park Road and a few minutes walk from the town centre where there is a wide variety of pubs, cafes, restaurants and a multi-screen cinema.

Falmouth is a vibrant town with a lot to offer with a selection of art shops, galleries and Events Square at the far end of the town hosts many events including the annual Sea Shanty Festival, Oyster Festival and Falmouth Week. There are four beautiful beaches to choose from along the coastline that surrounds the town and all the opportunities the water offers to enjoy.

ACCOMMODATION COMPRISES

Double glazed entrance door opening to:-

OPEN HALLWAY

Door to lounge and access to the:-

KITCHEN/DINER 16' 8" x 5' 11" (5.08m x 1.80m) overall Measurements

A dual aspect room.

DINING AREA

Two double glazed windows and with space for table and chairs. Radiator. Door to lounge.

KITCHEN AREA

Range of high gloss wall and floor mounted units with worktop over incorporating an inset sink and drainer with tiled surround. Integrated oven with gas hob and feature splash back with extractor hood above. Stairs to first floor. Archway leading to the:-

UTILITY 7' 0" x 6' 0" (2.13m x 1.83m)

Spaces for American style fridge/freezer, dishwasher, washing machine and tumble dryer. Cupboard housing gas combination boiler with shelving. Double glazed window.

LOUNGE 15' 10" x 10' 10" (4.82m x 3.30m) maximum measurements

A dual aspect room with double glazed windows to each end. Feature inset wood burner on a slate hearth. Wooden flooring.

GROUND FLOOR BATHROOM

Obscured double glazed window. Bath with tiled surround and shower over, low level WC and wash hand basin. Shelving and heated towel rail.

FIRST FLOOR LANDING

Double glazed window. Loft hatch. Doors opening off to:-

BEDROOM ONE 15' 10" x 8' 8" (4.82m x 2.64m)

A dual aspect room enjoying sea views across to Pendennis Point. Radiator.

BEDROOM TWO 14' 3" x 7' 7" (4.34m x 2.31m) maximum measurements

Two double glazed windows To the front enjoying the fabulous views. Radiator. Cupboard.

BEDROOM THREE 8' 0" x 7' 9" (2.44m x 2.36m)

Double glazed window. Radiator.

OUTSIDE FRONT

The front garden has a fenced surround with a raised bed with steps leading up to the front door. To the side of the garden is driveway parking for two cars and a pedestrian gate provides access to the rear.

REAR GARDEN

Accessed from the utility room the garden has a generous deck and a greenhouse. The garden is currently being landscaped (creating a new pathway/finishing the decking and creating a lawn) . The garden benefits from a useful storage shed/studio with lighting and electric.

AGENT'S NOTE

The Council Tax Band for the property is band 'B'.

DIRECTIONS

From the traffic lights just past the Esso Garage on Dracaena Avenue (on your right hand side) turn left into Kimberley Park road, proceeding towards the town, turn left at Trevethan Road and follow the road around then take the left hand turn into Jubilee Road, then right into The Beacon. Proceed along to the end where the property can be found on the left hand side just before Trevethan Court. If using What3words; bumps.nest.flight

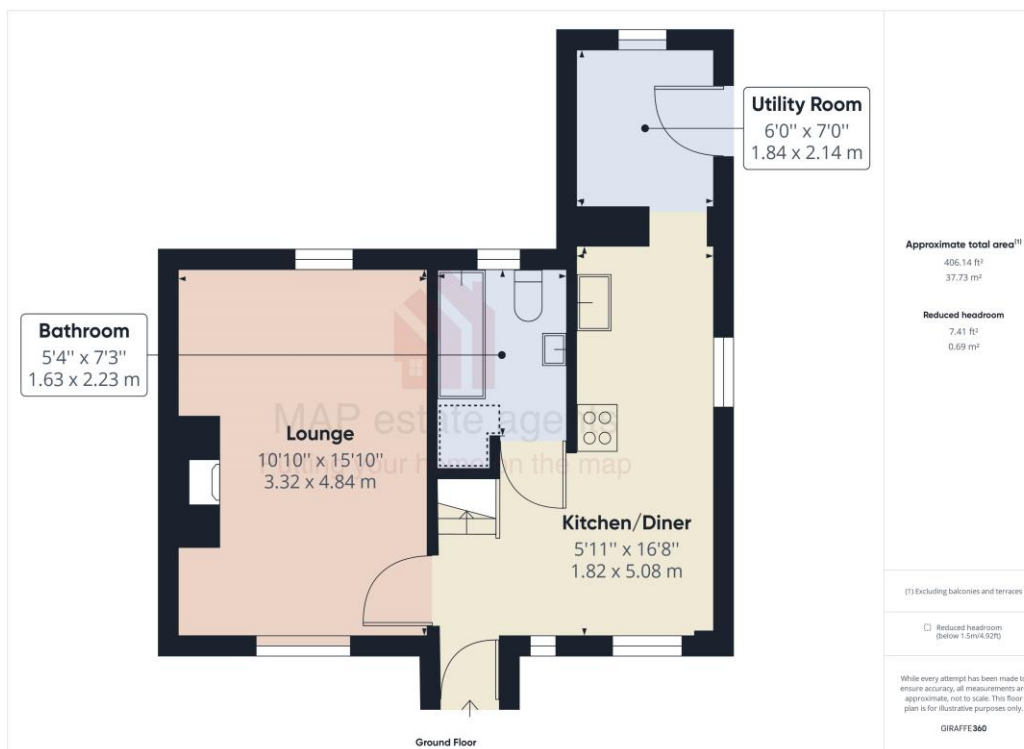


Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		



MAP's top reasons to view this home

- Three bedroom house
- Well presented
- Lounge with wood burner
- Modern kitchen/diner
- Separate utility
- Ground floor bathroom
- Two bedrooms with sea views
- Generous rear garden (currently being landscaped)
- Large studio/shed/workshop at rear
- Parking for two cars



sales@mapestategents.com

Gateway Business Park, Barncoose
Cornwall TR15 3RQ

www.mapestategents.com

01209 243333 (Redruth & Camborne)

01736 322200 (St Ives & Hayle)

01326 702400 (Helston & Lizard Peninsula)

01736 322400 (Penzance & surrounds)

01326 702333 (Falmouth & Penryn)

01872 672250 (Truro)

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