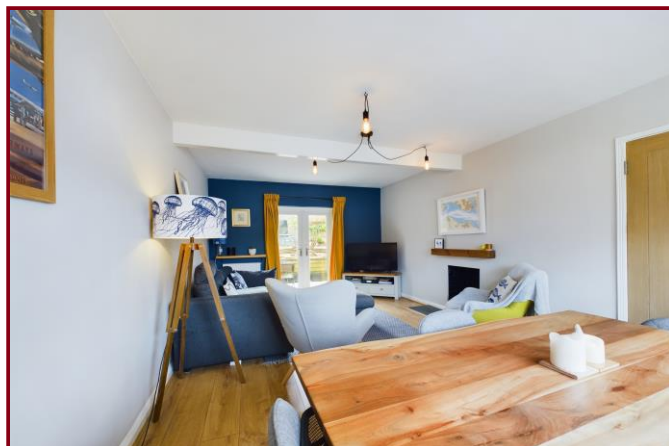
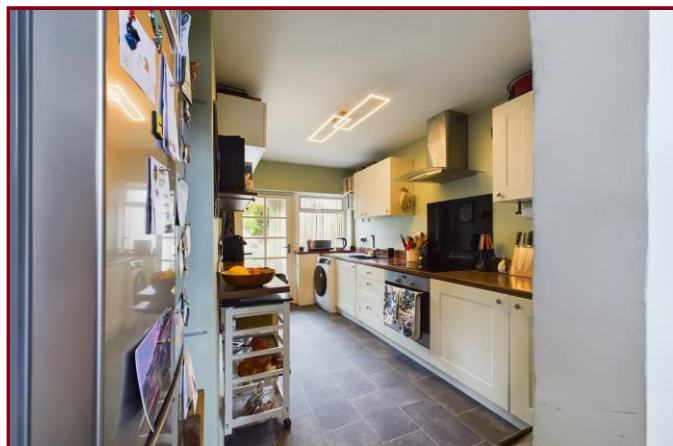




**MAP estate agents**  
Putting your home on the map

**Meadowside Road,  
Falmouth**

**Guide Price £300,000  
Freehold**





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Falmouth**

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## **Property Introduction**

This three bedroom mid-terrace house is a must see!

Situated in a sought after residential location in an ideal spot close to amenities, train station and lovely walks to Swanpool Beach and Nature Reserve.

There is a useful front porch leading into a hallway that leads off to a lounge/ diner with doors opening to the rear garden, a door opens to the kitchen and there is also a ground floor cloakroom and a rear porch. To the first floor are three bedrooms, two have a Jack and Jill door to a shower room.

The rear garden is enclosed and designed to be low maintenance with plenty of places to sit and dine alfresco!

## **Location**

Positioned within within easy access of the town, Swanpool Nature Reserve and beach. The walk to Swanpool is truly lovely and will lead you to one of three beaches in Falmouth and the coastal walks. There is a cafe and seafood restaurant at Swanpool and Falmouth Golf Course is just around the next headland.

Located on the outskirts of the town on a bus route the property also benefits from the amenities at Boslowick which are in close proximity and consist of a small supermarket, fish and chip shop, barbers and beauty salon.

## **ACCOMMODATION COMPRISES**

### **ENTRANCE PORCH**

Glazed entrance door and glazed to both sides. Shoe storage. Door opening to:-

### **HALLWAY**

Laminate flooring. Turning stairs to first floor with double glazed window to front elevation. Under stairs storage cupboard. Electric box. Radiator and coat and shoe storage. Door opening to:-

### LOUNGE/DINER 18' 2" x 10' 9" (5.53m x 3.27m)

A light and bright room with double glazed window to the front elevation and double doors to the rear. Two radiators. Space for dining table. The lounge has a fireplace with a mantel over.

### KITCHEN 11' 11" x 6' 8" (3.63m x 2.03m) plus recess

Range of wall and floor mounted cupboards with work top over incorporating a sink and drainer. Integrated oven and hob with splashback and extractor above. Space for fridge/freezer and washing machine. Along one wall is a breakfast bar with seating. Double glazed window to rear garden. Glazed door opening to the:-

### REAR PORCH

Glazed windows and door opening to the garden. Door to:-

### CLOAKROOM

Vanity wash hand basin and low level WC.

### FIRST FLOOR LANDING

Loft hatch. Storage cupboard and doors off to:-

### BEDROOM ONE 11' 8" x 8' 8" (3.55m x 2.64m) plus door recess

Double glazed window to rear garden. Radiator. Door to Jack and Jill shower room.

### BEDROOM TWO 12' 2" x 5' 10" (3.71m x 1.78m)

Double glazed window to front. Painted floorboards. Radiator.

### BEDROOM THREE 10' 7" x 5' 11" (3.22m x 1.80m)

Double glazed window to rear. Radiator. Cupboard housing the boiler with storage space. Jack and Jill door to shower room.

### SHOWER ROOM

Shower cubicle housing mains shower, low level WC and vanity wash hand basin with heated and lit mirrored cabinet. Extractor fan. Obscured double glazed window. Heated towel rail. Tiled walls

### OUTSIDE FRONT

The front garden is hedged with a pedestrian gate opening to the low maintenance garden. Steps and a pathway lead to the front porch.

### REAR GARDEN

The rear garden is enclosed and designed with low maintenance in mind with a gravel pathway to the end of the garden. Immediately to the rear of the property is a patio. Flowerbeds to the side and a range of established shrubs. Two sunken seating spaces with paving and gravel - perfect for alfresco dining! Two storage sheds.

### SERVICES

Services connected are mains water, mains drainage, mains electricity and mains gas.

### AGENT'S NOTE

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

### DIRECTIONS

From Falmouth Rugby Club side entrance go down Penmere Hill passing Boslowick Garage on the right hand side. Turn next left into Swanvale Road, follow the road around to the right and turn immediately left into Meadowside Road. The property is halfway along on right hand side. If using What3words;- notes.cube.twigs

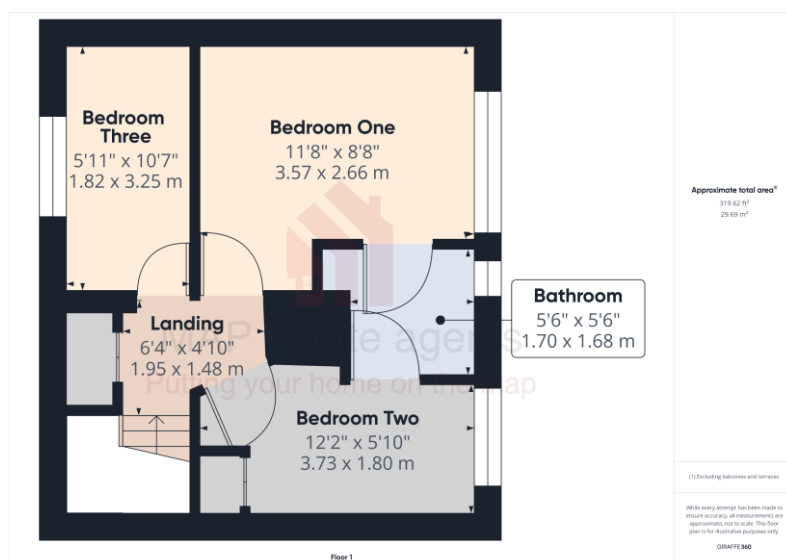
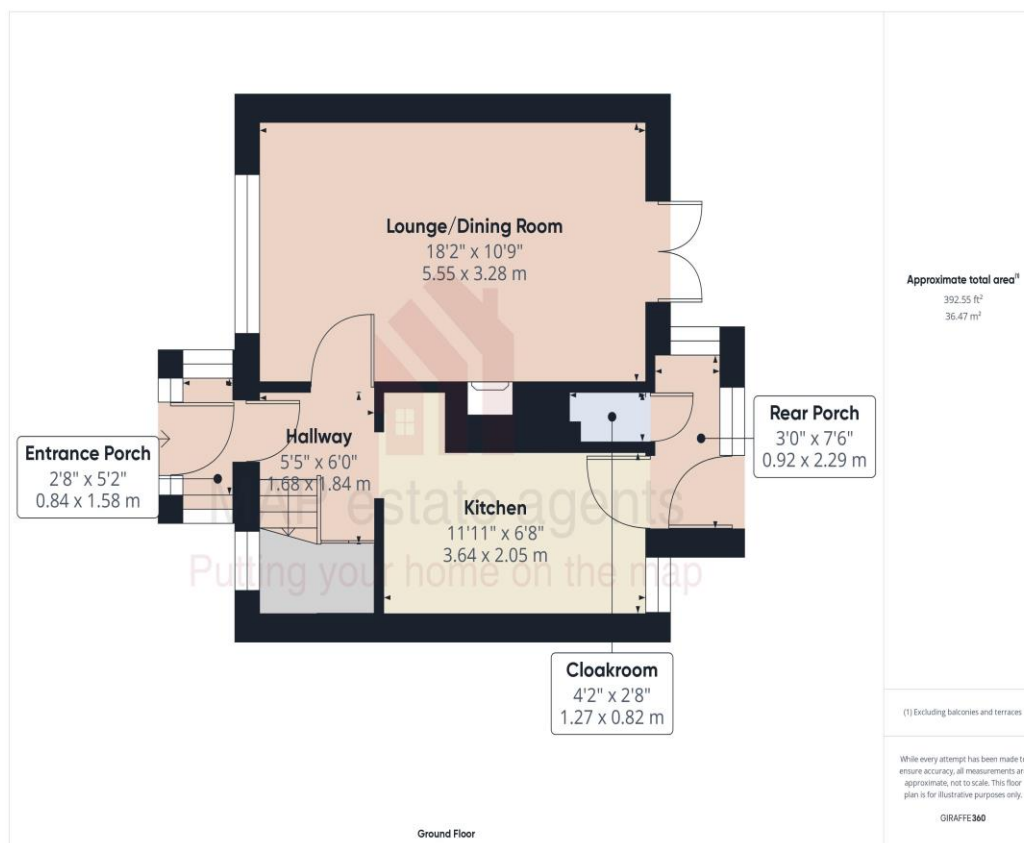


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A (92+)		
B (81-91)			86
C (69-80)			
D (55-68)		61	
E (39-54)			
F (21-38)			
Not energy efficient - higher running costs	G (1-20)		
England & Wales		EU Directive 2002/91/EC	



## MAP's top reasons to view this home

- Popular residential area close to amenities
- Well presented terraced house
- Lounge/diner with patio doors to garden
- Kitchen with breakfast bar
- Three first floor bedrooms
- First floor shower room, ground floor cloakroom
- Front and rear porch
- Low maintenance well presented rear garden
- On-street parking
- Footpath to Swanpool Beach and Nature Reserve



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