



TOM WILLS

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PERSONAL PROPERTY AGENTS

17 Conway Road
Falmouth, TR11 4JZ
£600,000



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An impressively extended and stylishly modernised four (potentially five) bedroom detached house, offering highly versatile accommodation. The property occupies a wonderful plot with a stream at the foot of the garden and unspoiled woodland beyond.

THE SITUATION

Positioned on the preferred 'lower side' of this extremely popular residential road where the properties border unspoiled woodland and a small stream. Falmouth secondary school is a short 5-10 minute walk away. Many prospective purchasers may not be aware of the connecting footpath at the head of Venton Road which leads to Shelburne Road and Penmere Station - , through the Nature Reserve, connecting to Swanpool Lake and Beach - approximately 30 minutes walk, in all.

- 4 or possibly 5 bedrooms
- Delightful position
- Lovely southerly views to unspoiled woodland
- Large gently descending gardens
- Generous driveway plus 2 timber stores
- 2 bath/shower rooms
- Potential to subdivide for cohabiting families
- Impressive decked terrace with sun all day
- Bordering a stream to the rear
- Thoroughly modernised





Several distinctive features set this home apart. Firstly, the accommodation is exceptionally adaptable, ideal for families seeking multiple living areas or additional bedrooms, as well as those working from home or cohabiting families. Secondly, the location is superb. The rear windows, doors, balcony, and terrace all overlook a large, south-facing garden that gently slopes down to a slow-flowing stream, with woodland beyond, teeming with wildlife. Exterior storage is plentiful with 2 timber sheds within the garden.

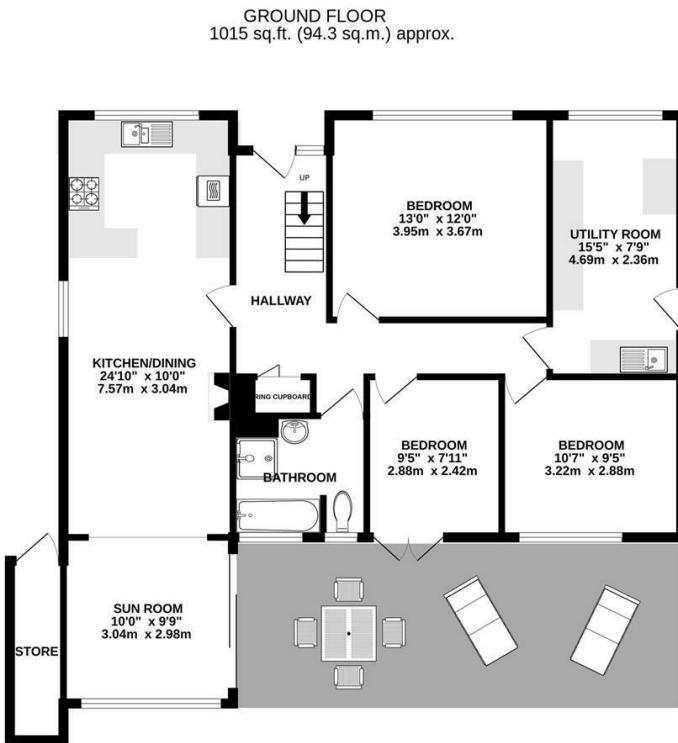


We believe the property was originally built around 1960 as a modest three-bedroom property of traditional construction. The previous owners undertook significant changes to expand the accommodation, including adding a first floor, constructing a sunroom, and converting the garage into a large utility room. Since then, our clients have made further improvements, including refitting the kitchen, installing new windows, constructing a superb wood-effect composite deck with stainless steel handrails, and refreshing the general decor. Within the kitchen/diner is a superb multi-fuel (wood burning) stove.

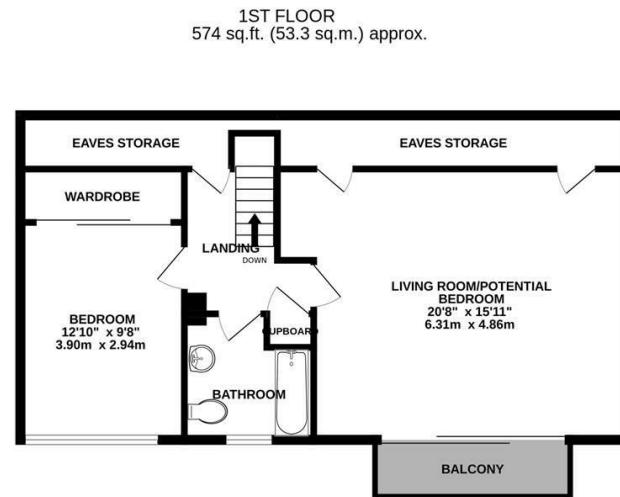
Now, the property is spacious, versatile, and immaculately presented. We strongly recommend arranging an early viewing to fully appreciate all it has to offer.

ADDITIONAL INFORMATION

Tenure - Freehold. Possession - Vacant possession upon completion to coincide with our client's onward purchase. Services - Mains gas, electricity, water and drainage. Council Tax - Band D. EPC rating - 69 (C). Gas fired central heating. Broadband Speed 100 mbps.

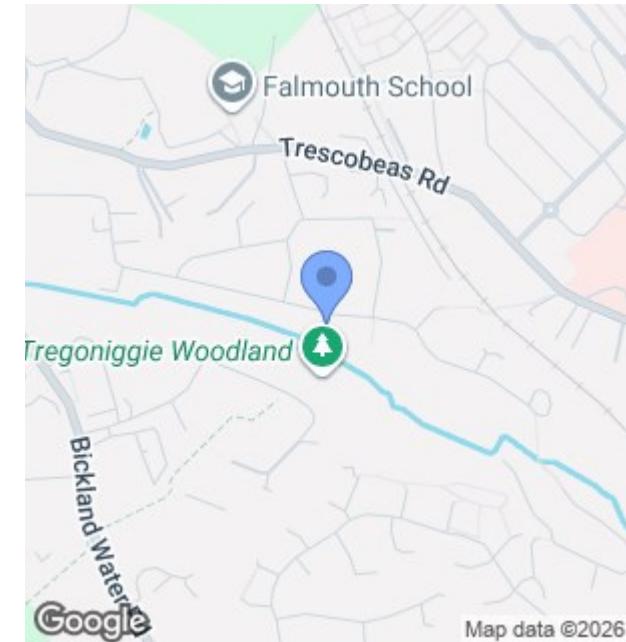


GROUND FLOOR
1015 sq.ft. (94.3 sq.m.) approx.



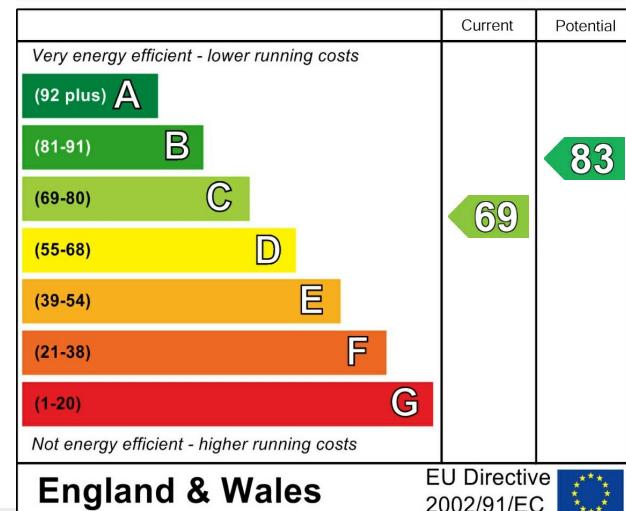
1ST FLOOR
574 sq.ft. (53.3 sq.m.) approx.

TOTAL FLOOR AREA : 1572sq.ft. (146.0 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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Energy Efficiency Graph

Energy Efficiency Rating



Viewing Please contact us on 01326 352302

if you wish to arrange a viewing appointment for this property or require further information.

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