



 **SMART**  
ESTATE AGENT

PENHALE ROAD, FALMOUTH

£650,000





### FULL DESCRIPTION

A recently updated 4-bedroom detached house in a quiet cul de sac in Falmouth.

This property consists of a large living room, newly fitted kitchen, a dining room, 4 bedrooms, one with an updated en-suite and a recently installed bathroom. The boiler is brand new, and the property greatly benefits from having an indirect Unvented Cylinder recently fitted.

Located 10 minutes away from Falmouth town, and 5 minutes away from Swanpool beach, this property has lots of local amenities on your doorstep. From restaurants to beaches and shops to schools this is the perfect location. There are also excellent transport links close by including a bus stop and a train station.

### OTHER INFORMATION

Tenure - Freehold

Council Tax Band - E

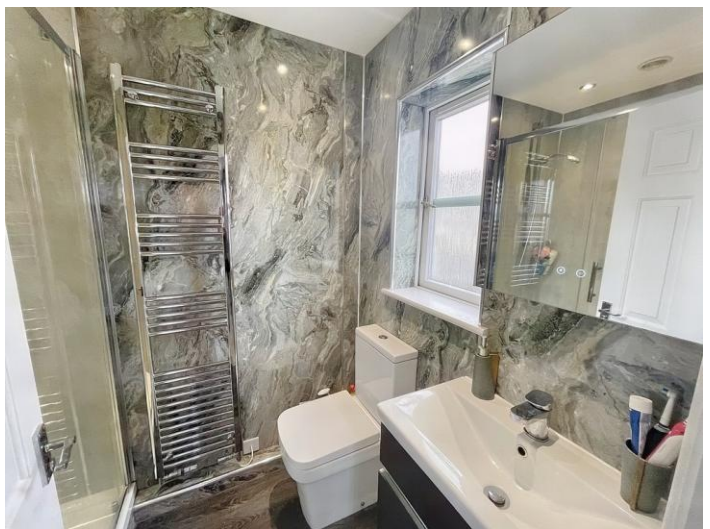
EPC – C

### OTHER INFORMATION

Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for

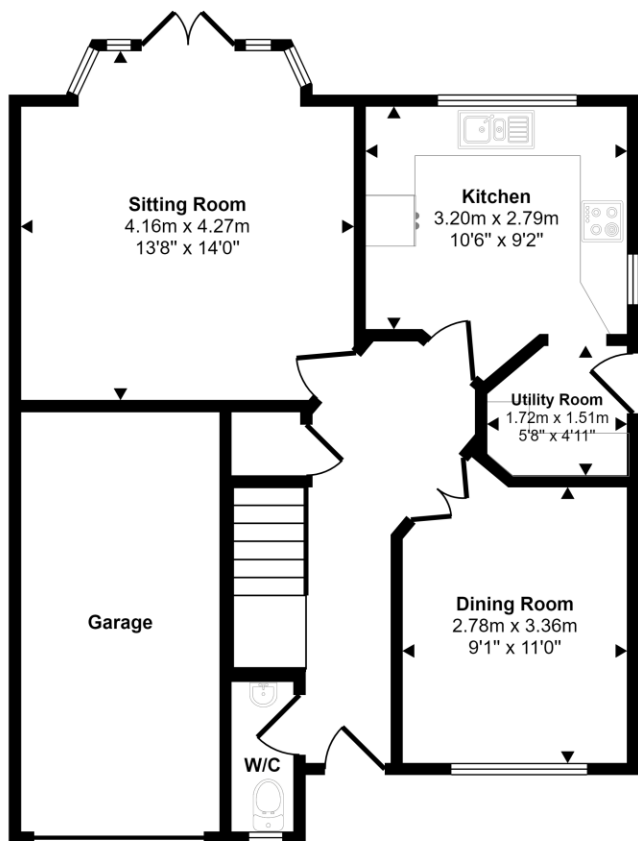


general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon, and potential buyers are advised to recheck the measurements. These particulars do not constitute part or all of an offer or contract and Smart Estate agent has not verified the legal title of the property and the buyers must obtain verification from their solicitor. We have not tested any fixtures, fittings, equipment and it is the buyers interests to check the functionality of any appliances.

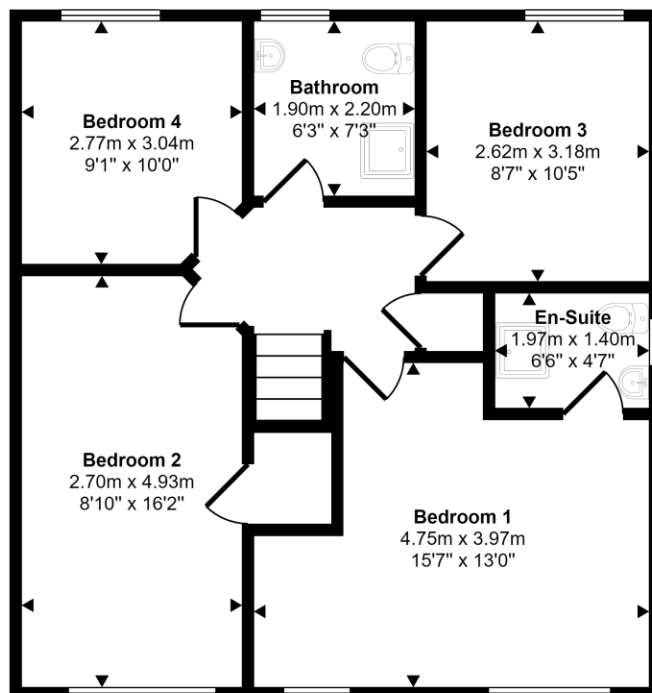


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	82
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Approx Gross Internal Area  
127 sq m / 1367 sq ft



Ground Floor  
Approx 65 sq m / 702 sq ft



First Floor  
Approx 62 sq m / 666 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.