




**How much is your house worth?**  
 It may be more than you think!  
 Book your free no obligation valuation today with **Property Ladder**.  
 Your Local Real Estate Agents.

 CMP  
 The Property Ombudsman  
 Zoopla rightmove



**36 FALMOUTH CLOSE**  
**TORQUAY, TQ2 7SE** **£950 PCM**

VIEWINGS FROM 1ST OF AUGUST! A modern, well presented two bedroom semi-detached house in ever popular Shiphay. It offers Two Bedrooms, Lounge, Kitchen and Bathroom suite. Outside are sunny gardens to the side and rear plus Single Garage and Driveway close by. Situated in well regarded location it is close to the hospital, shops, primary and grammar schools. It has good access to the bus and road networks.

## 36 FALMOUTH CLOSE

Semi-Detached House | 2 Bedrooms |  
Living Room | Kitchen | Bathroom |  
Double Glazed | Gas Central Heating |  
Gardens | Garage & Drive | Cul-De-Sac  
Location



### ACCOMMODATION

UPVC front door with glazed insert leads to :-

### HALLWAY

Central heating radiator. Circuit breaker box. Smoke alarm. Doors to:

### KITCHEN

8' 6" x 8' 2" (2.61m x 2.51m) UPVC double glazed window to the front of the property. Fitted kitchen comprising stainless steel sink unit with wall and floor mounted units having work surfaces over. Fitted oven, hob and cookerhood. Space for washing machine and fridge/freezer. Gas central heating boiler to wall for central heating and hot water.

### LIVING ROOM

13' 2" x 12' 6" (4.02m x 3.83m) UPVC double glazed patio door overlooking and giving access to the deck and rear garden. UPVC double glazed window with similar aspect. Staircase rising to first floor. Wooden mock fire surround. TV aerial point. Central heating radiator.

### LANDING

Access to loft space. Central heating radiator. Smoke alarm. Doors to :-

### BEDROOM

12' 10" x 9' 3" (3.92m x 2.84m) Two UPVC double glazed windows overlooking the rear of the property. Central heating radiator. Built-in storage cupboard.

### BEDROOM

8' 8" x 6' 3" (2.66m x 1.93m) UPVC double glazed window overlooking the front of the property. Central heating radiator.

### BATHROOM

UPVC obscure double glazed window overlooking the front of the property. White three piece suite comprising panelled bath and wall mounted shower over, pedestal wash hand basin and low level WC. Central heating radiator.

### OUTSIDE

To the front, there is a garden, which is laid mainly to lawn with a few steps leading down to the front door. Hung porchway. To the rear there is a fenced garden is fenced to all sides accessed via a few steps down from the living room. It is laid to lawn with a patio area at the bottom. Gated access to the front of the property.

### GARAGE

18' 1" x 8' 8" (5.53m x 2.65m) There is a SINGLE GARAGE attached to the garage of the neighbouring property to the left with a driveway providing off road parking in front.

### AGENTS NOTES

Initially offered on a 12 month AST basis. Council Tax Band B. All mains services are connected. To move in you will need good all around references including credit and current landlords plus 1 Months Rent of £950 and a Deposit of £1096.15. Open reach says that standard broadband is available in the street.

## 36 FALMOUTH CLOSE



 **Mortgages**  
Direct Online.com

[www.mortgagesdirectonline.com](http://www.mortgagesdirectonline.com) 08700 666778

Mortgages Direct Online Ltd is an appointed representative of Quilter Financial Planning Ltd, which is authorised and regulated by the Financial Conduct Authority. Company registration number : 08107079 registered in the UK. Your home may be repossessed if you fail to keep up repayments on your mortgage. There may be a fee for mortgage advice the precise amount will depend on your personal circumstances but we estimate it will be around £395 payable on completion.