townsends.co
Sales & Lettings

5 Homestead Court North Parade, Falmouth, TR11 2TQ

£245,000

5 Homestead Court North Parade, Falmouth, TR11 2TQ

A top floor property with INVESTMENT POTENTIAL, views towards the MARINA, parking and a GARAGE..

A well proportioned two-storey maisonette, providing spacious three double bedroomed accommodation, fully double glazed and enjoying elevated views, to the front, over Falmouth Marina, parts of the Penryn River and surrounding countryside. Part of a small development of five other apartments, this property occupies the first and second floors of the middle block, with stairs rising to a full width balcony on the first floor and private entrance door to the apartment. The accommodation is particularly well proportioned with living/dining room enjoying the elevated views to the front, doors lead to the refitted kitchen and internal hallway. A double bedroom and bathroom lead from an internal hallway, with staircase rising to the first floor landing, with two further double bedrooms, one enjoying the views, with separate WC and storage cupboard also leading from the landing. The apartment provides ample storage and outside there is allocated parking in addition to a private garage set within a block to the front.

STEPS LEADING TO FULL WIDTH BROAD BALCONY WITH PANELLED UPVC DOOR AND UPVC DOUBLE GLAZED WINDOW OPENING:-

Entrance hall
Views towards Falmouth Marina, Penryn River and surrounding countryside. Coat hanging space.

Lounge / diner
6.79m x 3.49m (22' 3" x 11' 5") increasing to 4.14
Double glazed windows to the front elevation enjoying views towards Falmouth Marina, Penryn River and countryside beyond. Wood-effect laminate flooring. Door to airing cupboard. Door to central hallway.

Kitchen / diner
13'7" x 7'11" (4.15m x 2.42m)
Refitted kitchen with electric four-ring hob with oven and grill under a stainless steel extractor hood with light. Plumbing and space for washing machine. Dishwasher and space for fridge/freezer.

Internal hallway
Staircase to the first floor and doors to the bathroom and Bedroom 1.

Bedroom 1
4.15m x 3.25m
Measurements include a built in wardrobe.

Bathroom
Shower over the bath. Towel radiator.

FIRST FLOOR

Landing
Loft access, storage cupboard, access to eaves storage and doors to the two bedrooms and WC.

Bedroom 2
5.08m x 3.47m
The first measurement is taken into a bay. Views towards the marina in front, the Penryn River and countryside beyond. Built-in wardrobes.

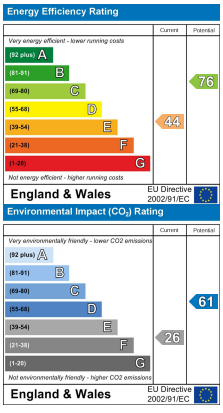
Bedroom 3
5.79m x 3.18m
First measurement taken into a large walk-in wardrobe. Storage with further door leading to the eaves storage area.

EXTERIOR

Garage
The garage is the middle garage of three in the left-hand block as you approach the property. There is also an allocated parking space.

The balcony is the full width of the property with views towards the marina.

Directions



92 Trevethan Road, Falmouth, Cornwall, TR11 2AX
01326315000 | enquiry@townsends.co
www.townsends.co