



## Falmouth Guide Price £165,000 Freehold

A three bedroomed detached bungalow situated off the road with a sunny southerly aspect patio off the main living room. The accommodation comprises entrance hall, bathroom, living room with kitchen/dining area off, 3 bedrooms, and gas heating by radiators, there are also two parking spaces and a concrete patio area on the sunny southerly side.

**To be sold by public auction (unless sold previously by private treaty) on the 11th September 2008 at the Penventon Hotel, Redruth at 2.30pm.**

**Solicitors: Mr P Sedgewick, Nalders, 49 Arwenack Street, Falmouth, Cornwall, TR11 3LB. Telephone: 01326 313441.**

# MILLER & SON

[www.millerson.com](http://www.millerson.com)

# Maenoweth, Arwenack Avenue, Falmouth, Cornwall, TR11 3JL

## Guide Price £165,000 Freehold

Miller and Son are favoured with instructions to offer by Auction (unless previously sold by Private Treaty) subject to the standard conditions of sale and to such special conditions as may apply on at the Penventon Hotel, Redruth, Cornwall all that freehold property known as Maenoweth, Arwenack Avenue, Falmouth, TR11 3JL on Friday 11th September 2008 at 2.30pm

### ACCOMMODATION (All dimensions are approximate)

Glazed front door into

#### ENTRANCE HALL:

Radiator, cloaks cupboard, electric meter cupboard.

#### BATHROOM:

White suite comprises panelled bath hot and cold, tiled walls behind, shower over, radiator, electric warm air blower, vent axia extractor fan, low level WC, hand basin hot and cold with shaver light and mirror.

#### LIVING ROOM WITH KITCHEN/DINING AREA:

5.56m x 4.98m (18'3" x 16'4")  
Overall. Double glazed patio door to concrete patio enjoying sunny southerly aspect, two radiators.

Kitchen/Dining Area: Marble effect roll edged work tops with inset stainless steel single drainer sink unit with cupboards under, matching wall cupboards, "Halstead Ace High" gas fired boiler heats domestic hot water and radiators, all the other rooms lead off this one.

#### BEDROOM 1:

3.6m x 2.72m (11'10" x 8'11")  
Radiator, hand basin hot and cold, mirror and shaver light, built in wardrobe with inset dressing table mirror and light.

#### BEDROOM 2:

3.58m x 2.7m (11'9" x 8'10")  
Overlooks patio area, radiator, hand basin hot and cold mirror and light, built in wardrobes with dressing table light and mirror.

#### BEDROOM 3:

2.97m x 2.57m (9'9" x 8'5")  
Radiator, dressing table with mirror and light, built in wardrobe, window enjoys southerly aspect.

#### COUNCIL TAX:

To Be Confirmed:

#### DATE OF INSTRUCTION:

05/01/07

#### DATE OF PHOTOGRAPHS:

05/01/07

#### DIRECTIONS:

From the Dell car park proceed up Arwenack Avenue through the tree lined path and on the right will be found the entrance and the property is the third one down on the right hand side.

#### SERVICES:

Main water, electricity and gas.

#### VIEWING:

Strictly through the vendors agents, Falmouth Office, 5 Arwenack Street, Falmouth, Cornwall, TR11 3HZ. Tel: 01326 311666. Web: [www.millerson.com](http://www.millerson.com) and [www.rightmove.co.uk](http://www.rightmove.co.uk). Email: [falmouth@millerson.com](mailto:falmouth@millerson.com)

REF: FAL080009

## Energy Efficiency Report



To arrange a viewing please contact

Miller & Son

Tel: 01326 311666

Email: [falmouth@millerson.com](mailto:falmouth@millerson.com)

Property Misdescription Act 1991

Property details contained herein do not form part or all of an offer or contract. Any measurements are included for guidance only and as such must not be used for the purchase of carpets or fitted furniture. We have not tested any apparatus, equipment, fixtures, fittings or services neither have we confirmed or verified the legal title of the property. All prospective purchasers must satisfy themselves as to the correctness and accuracy of such details provided by us. We accept no liability for any existing or future defects relating to any property neither in legal title nor in the fabric and structure of any property.

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