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2 Bed End Of Terrace In Rosva Morgowr , Falmouth, TR11 5GS

£199,500











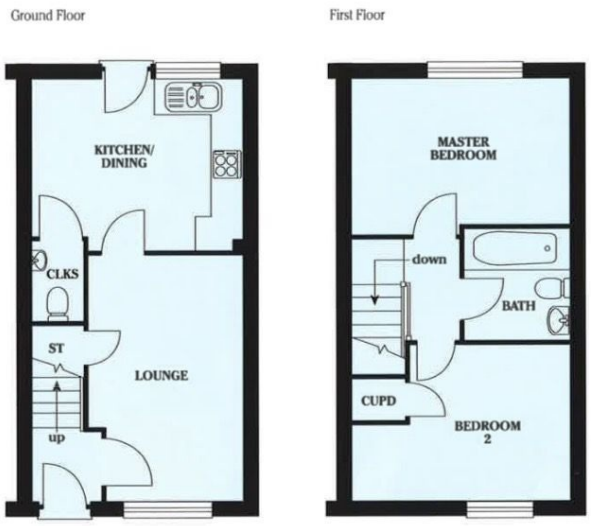
SHORT DESCRIPTION

Property Ref: 17772 Opportunity to purchase a two bedroom, end terraced, affordable home in Falmouth. The property includes two double bedrooms, a living room, a fitted kitchen with an integrated gas hob and oven, a downstairs WC and an upstairs bathroom. Externally there is allocated parking, a balcony and an enclosed garden. Situated in Swanvale, a popular residential area that's on a bus route, with footpaths to Swanpool beach and the coast path. It is close to several primary schools and Penmere train station. Fixed price of £199,500, 70% of its full market value. There is an annual estate maintenance fee payable to First Port (£216.65 from the 1st of September 2026- 31st August 2027) for the management of communal areas on the estate Eligibility Preference will be given to those with a local connection to Falmouth or Cornwall through: - 12 months current residency - or permanent employment of 16+ hours a week - or a close family connection, where that relative has been resident for 5 years - or previous residency of 5 years In addition, the applicant will need to: - be in housing need i.e. living with family or renting and otherwise unable to afford a home on the open market - have a household income under £80,000 - have a recent AIP from a section 106 lender (such as Nationwide, Halifax, Leeds, Santander, TSB, Skipton etc) Please message with full details of how you meet these criteria to view the property. Property Type: End of Terrace Full selling price: £199,500 Pricing Options: Fixed Price Tenure: Freehold Council tax band: B EPC rating: C Measurement: 635 sq.ft Outside Space: Front Garden, Enclosed Garden Parking: Driveway Heating Type: Double Glazing, Gas Central Heating Possession of the property: Self-occupied.

2	1	2
Bed Room(s)	**Bath Room(s)**	**Living Room(s)**

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.



Ground Floor		
Lounge	2822 max x 4297	(9'3" max x 14'1")
Kitchen/Dining	3850 x 3060 max	(12'7" x 10'0" max)
Cloaks	935 x 1470	(3'0" x 4'10")

First Floor		
Master Bedroom	3850 x 2797 max	(12'7" x 9'2" max)
Bedroom 2	3850 max x 2684 max	(12'7" max x 8'9" max)
Bathroom	1860 x 1895	(6'1" x 6'2")

EPC GRAPH

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.

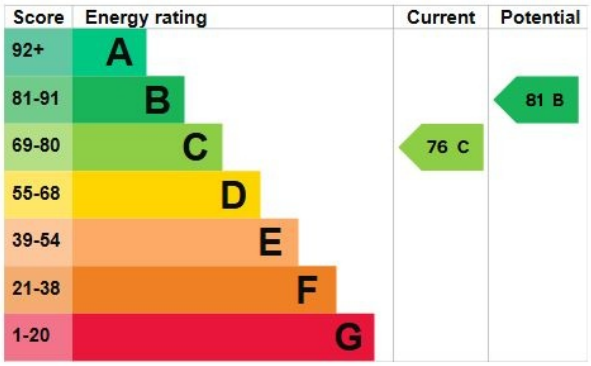
Properties can be let if they have an energy rating from A to E.

You can read guidance for landlords on the regulations and exemptions.

Energy rating and score

This property's energy rating is C. It has the potential to be B.

See how to improve this property's energy efficiency.



The graph shows this property's current and potential energy rating.

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