

**Sunny Park  
Park Lane  
Falmouth  
Cornwall  
TR11 2DY**

**Offers in Excess of £333,000**

**bettermove**

# Park Lane

## Falmouth

Bettermove are proud to present this 2 bedroom detached bungalow in Falmouth available with no forward chain.

The property benefits from double glazing, gas central heating throughout and has off street parking available via the driveway. The council tax band is C.

The interior of this beautifully presented property comprises a spacious and open plan living room with the fitted kitchen, two double bedrooms and the family bathroom. The exterior boasts a well maintained south facing raised outdoor space, perfect for enjoying the summer months.

Located in the popular town of Falmouth, the property is within walking distance of a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from the three Train Station within Falmouth, the A39 and many local bus routes.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

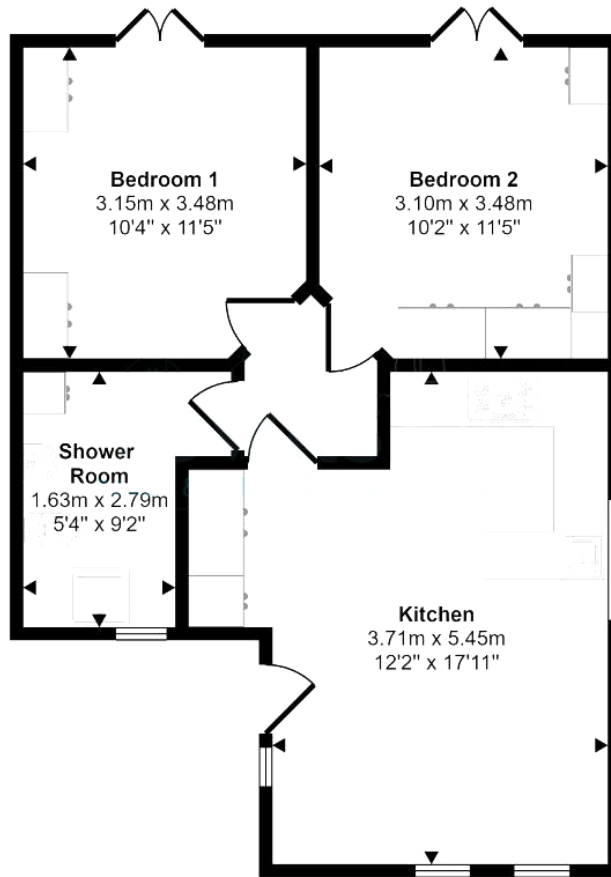
You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

The exclusivity fee is returned to you upon successful completion of the property.



Approx Gross Internal Area  
51 sq m / 549 sq ft



Floorplan

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		97
(81-91) <b>B</b>	82	
(69-80) <b>C</b>		
(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, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	





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