

# **OFFERED AT \$595,000**

## Ranch Style Home with 1,872 SF 126 Sippewissett Road - Falmouth, MA



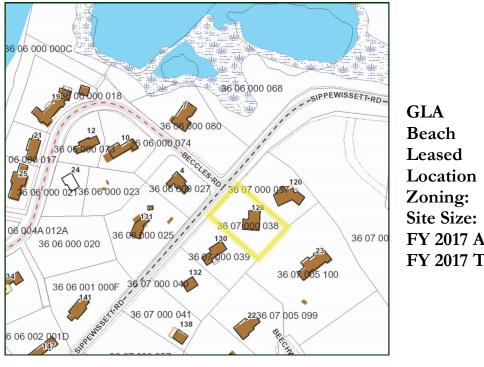
- \* 1,872 SF GLA One Level Living 3 Bedrooms/2.5 Baths
- \* Deeded Beach Rights Less than 500 Yards to Ocean
- \* Built in 1960 .48 Acre
- \* Tenant in Place Lease to expire April 30, 2018

**Hartel Realty** 230 Jones Rd/Ste 6/Falmouth, MA 40 Willard St/Ste 207/Quincy, MA



Strategic Real Estate Services

#### Assessor Map



GLA	1,872 SF
Beach	Deeded Rights
Leased	Lease expires 4/30/18
Location	Rural
Zoning:	RB District
Site Size:	.48Acre
FY 2017 Assessme	ent: \$514,300
FY 2017 Taxes:	\$4,387

Property

126 Sippewissett is located in the Sippewissett Village in the West Falmouth section of town of Falmouth. It is set in a cozy rural setting yet convenient to Route 28, Shining Sea Bikeway, Falmouth Medical Community and Downtown Falmouth. The deeded beach is less than 500 yards away. This home has been well maintained and is in good condition. There is a tenant in place with the lease to expire April 30, 2018.





#### **SATELLITES**







### PROPERTY AREA OFFERINGS











