

**FOR SALE**



**Vernon Place**  
**Guide Price £355,000**

  
**MARTIN&CO**

## Vernon Place

Guide Price £355,000

- NO CHAIN
- THREE BEDROOMS
- CENTRAL FALMOUTH
- PRIVATE REAR COURTYARD AND GARDEN
- NEWLY DECORATED

Located in central Falmouth is this well proportioned three bedroom terraced cottage with private courtyard and garden. The property has been redecorated and recarpeted throughout and has been fitted with new kitchen units and appliances so it is ready to move into!

You enter the property through a small porch which leads into the hallway where there is under stairs storage. There are two reception rooms comprising of a living room and spacious dining room which features double doors that open out onto the courtyard and garden and has a new gas fire.



The kitchen is off the dining room and also benefits from access to the garden. The refurbished kitchen has been fitted with a range of units plus a new gas hob, oven and washing machine.

On the first floor are two double bedrooms and a single bedroom, which could be used as a child's room or office. There is a bathroom with an electric shower over bath.

Externally, the rear courtyard has steps that lead up to the garden which is laid to lawn with shrubs and trees and has a decked area with distant estuary views. To the front of the property is a small walled patio area.

The property is located on a quiet no through road in central Falmouth with local amenities within walking distance. There is on-road parking in nearby streets.

UPVC doubled glazed windows throughout.

Gas central heating and hot water.

New gas fire in dining room.

New electric shower in bathroom.

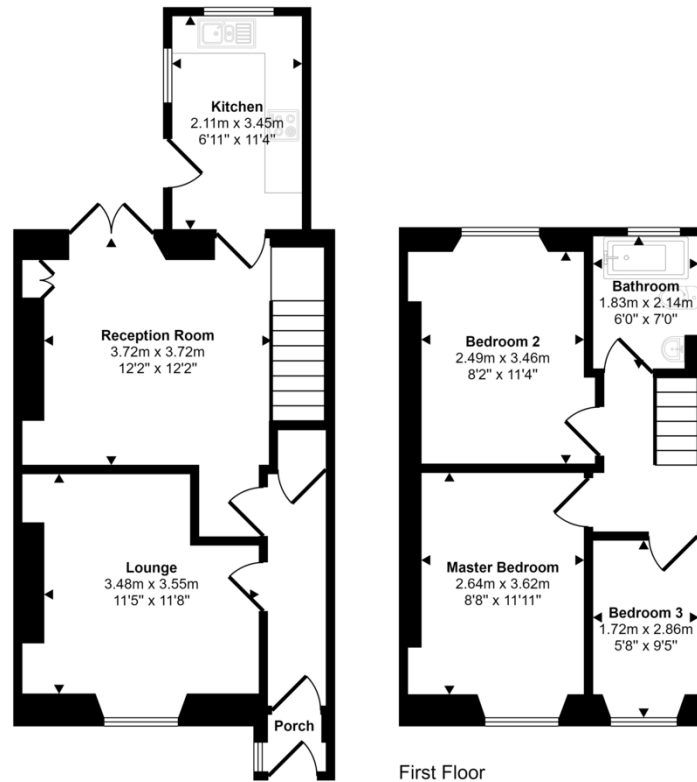
Council Tax Band B

EPC D

Falmouth is exceptionally located on the south coast of Cornwall and has an abundance of local amenities as well as being well connected by roads and train services to the rest of Cornwall and beyond. Swathed in maritime history, Falmouth is now a vibrant hub for sporting and cultural pursuits. The south Cornish coast offers fabulous sea swimming, paddle boarding and hiking trails just a stone's throw from Vernon Place. Being home to the world famous Falmouth School of Art, Falmouth is a hub for the Arts in Cornwall, with the Princess Pavilion and The Poly offering a rich programme of events throughout the year.



Approx Gross Internal Area  
84 sq m / 902 sq ft



Ground Floor  
Approx 47 sq m / 504 sq ft

First Floor  
Approx 37 sq m / 398 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

## Martin & Co Falmouth

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