

FOR SALE



Berkeley Cottages, Falmouth
Guide Price £280,000


MARTIN&CO

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- LIGHT AND BRIGHT
- CONVERTED LOFT ROOM
- REAR PATIO SEATING AREA
- OPEN PLAN GROUND FLOOR
- NO CHAIN

This light and bright, charming cottage is located just a short walk from Falmouth town centre and has an abundance of amenities virtually on the doorstep!

This charming 2-bedroom cottage is located just a short walk from Falmouth town centre. Arranged over 3 floors, there is a lovely, bright open-plan lounge, dining room and kitchen on the ground floor, two bedrooms (a double and a single) plus a bathroom on the first floor. The loft has also been converted and with access via stairs from the principal bedroom it would make a great study or hobby room.



The property is set back from the road by a small front garden and to the rear there is a decked patio. Berkeley Cottages is situated just off Kimberley Park Road, and is very conveniently just a few minutes' walk to both Kimberley Park and The Moor, with an abundance of amenities almost on your doorstep.

- Double glazing
- Gas central heating
- Rear patio
- Converted loft room
- On street parking
- EPC D
- Council tax B
- NO CHAIN

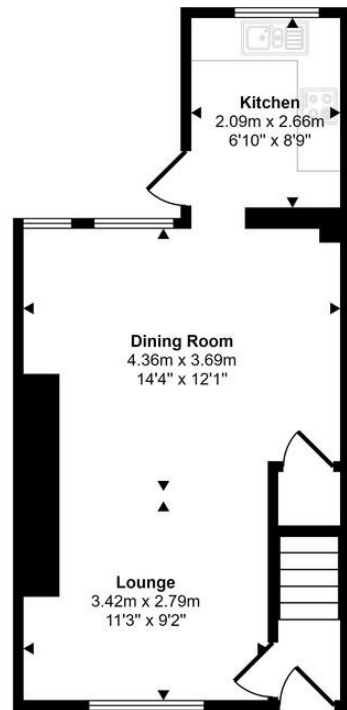
Please note the property is currently let but it is to be sold with vacant possession.

LOCATION:

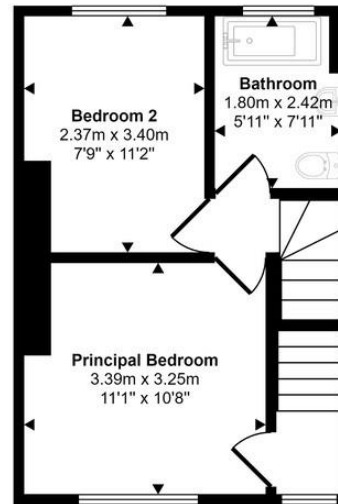
Falmouth is exceptionally located on the south coast of Cornwall and has an abundance of facilities as well as being well connected by roads and train services to the rest of Cornwall and beyond. Swathed in maritime history, Falmouth is now a vibrant hub for sporting and cultural pursuits with three beaches offering fabulous sea swimming, paddle boarding and coastal hiking opportunities. 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. There are ample bus routes which stop close to the property and Penmere Train Station, on the Falmouth branch line which connects to Truro, is also walking distance.



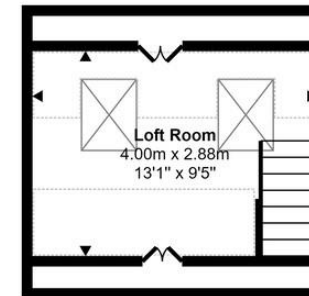
Approx Gross Internal Area
80 sq m / 862 sq ft



Ground Floor
Approx 36 sq m / 382 sq ft



First Floor
Approx 29 sq m / 315 sq ft



Second Floor
Approx 15 sq m / 165 sq ft

Denotes head height below 1.5m

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.

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.