

**FOR SALE**



**Mount Edgcombe Terrace**  
**Guide Price £280,000**

  
**MARTIN & CO**

# Mount Edgcombe Terrace

Guide Price £280,000

- PEDESTRIAN ACCESS ONLY
- ENCLOSED REAR GARDEN
- ELEVATED VIEWS OVER FALMOUTH
- SHORT WALK INTO TOWN CENTRE
- TWO DOUBLE BEDROOMS

Situated in a traffic-free terrace of lovely period houses, overlooking Falmouth town centre, is this cosy two bedroom property with an enclosed garden to the rear.

Mount Edgcombe Terrace is a most charming terrace of period properties, accessed via a pedestrian pathway from Webber Hill, with pretty front gardens enjoying elevated views over The Moor and just a few minutes' walk down into the centre of Falmouth town.

On the ground floor an entrance hall opens into the open-plan lounge and dining room with large sash windows at either end, high ceilings and a feature fireplace. To the rear a doorway leads through to the kitchen with access to a rear courtyard and garden.



Stairs lead from the entrance hall to the first floor and there is a sash window which floods the stairwell with natural light. From the landing there are two double bedrooms, the principle bedroom having a feature fireplace and far reaching views.

There is also a large airing cupboard which houses the hot water immersion heater and a bathroom with shower over bath.

Externally, there is a small front garden area accessed across the pathway and to the rear there is a courtyard with an external utility. A couple of steps lead up to an enclosed lawned garden with some steep terracing beyond leading to a currently unused rear pedestrian access from Quarry Hill.

Electric heating provided by storage heaters and economical panel ceiling heaters on the ground floor.

Electric Immersion Heater for Hot Water.

Enclosed rear garden.

EPC E.

Council Tax Band B.

Parking is on-street on nearby roads.

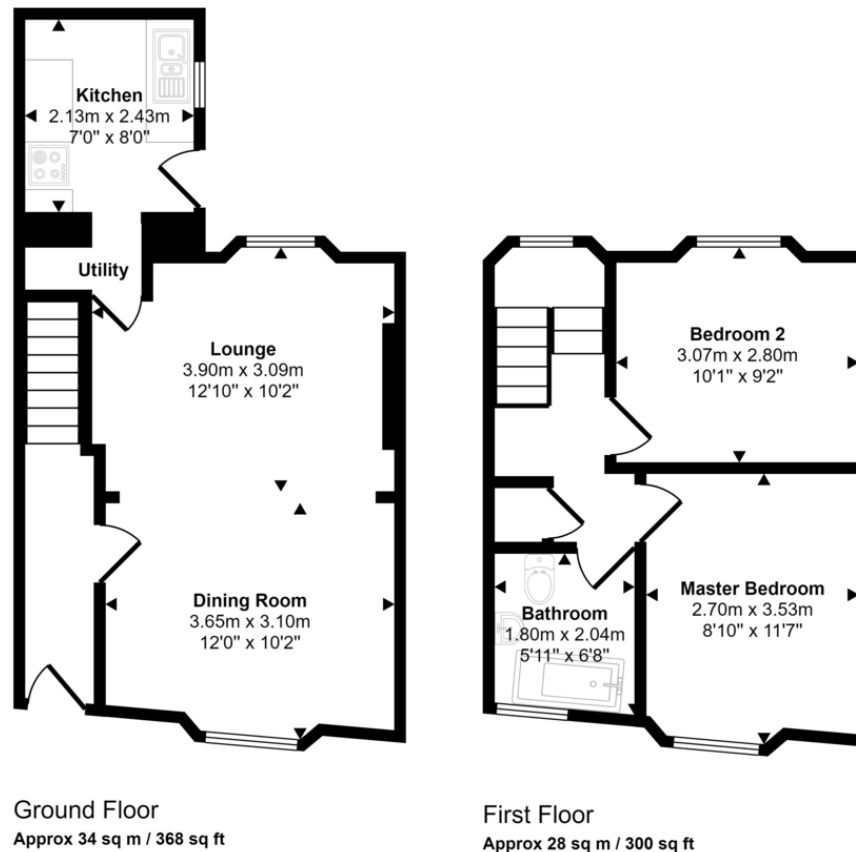
NO CHAIN.

#### 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.



Approx Gross Internal Area  
62 sq m / 668 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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