

FOR SALE



Vinefield Court, Kersey Road
Guide Price £299,000


MARTIN&CO

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- IMMACULATELY PRESENTED
- CLOSE TO WATERFRONT
- SUNNY TERRACE
- MODERN SHOWER ROOM
- GARAGE

A charming two double bedroom, cottage-style maisonette, presented in excellent condition, with terrace, separate garage and on-street parking, just 320 meters to the waterfront and village centre.

This beautifully presented, cottage -style maisonette, is located on Kersey Road, a short walk (320 meters) to the waterfront. The entrance is located within a secluded courtyard, accessed either by steps leading up from Kersey Road or down from the garage level.

The property is entered on the first floor, where there is an entrance hall, two double bedrooms (both with built-in wardrobes) and a sleek, modern shower room with an electric shower, corner shower enclosure and a vanity unit with sink and mixer tap.



Stairs then go down to the ground floor level where there is an open plan lounge with an archway leading to the kitchen at one end and patio doors which open out onto a small terrace at the other.

The kitchen is fitted with a range of wall and base units. There is an integrated electric oven and induction hob with pull-out extractor hood, a stainless-steel sink and drainer with mixer taps, plus spaces for a washing machine, dishwasher, fridge, and tumble dryer. There is also room for a breakfast table.

The terrace has an elevated position above Kersey Road and is lovely and sunny, being south east facing. There is plenty of space for al-fresco dining or simply lounging in the sun!

The garage is located at the upper level of the development which can be accessed by road. It would fit a small car and is ideal for storing water sports equipment. On street parking can be easily found on Kersey Road where there are no restrictions.

Freehold

EPC - D

Council Tax Band C

Electric Heating & Hot Water

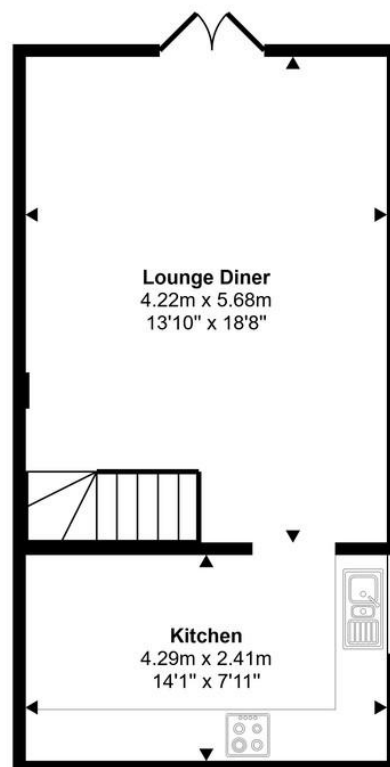
UPVC Double Glazing

Garage

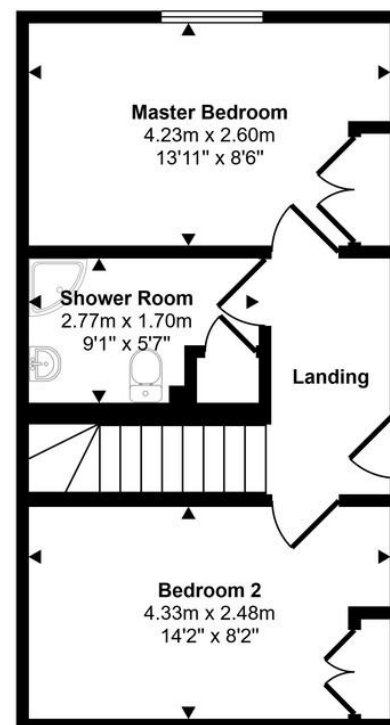
Situated on the banks of the Penryn River, Flushing is a charming, historic, riverside fishing village, known for its picturesque views, stunning landscapes and beautiful sandy beaches, perfect for swimmers and water sports enthusiasts. The village has two pubs - the Seven Stars and the Royal Standard, a village school, a sailing club and a village shop. Local supermarkets can be found in adjacent Penryn, with further amenities in Falmouth, Mylor and, slightly further away in the cathedral city of Truro.



Approx Gross Internal Area
69 sq m / 747 sq ft



Lower Ground Floor
Approx 35 sq m / 377 sq ft



Ground Floor
Approx 34 sq m / 370 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

72 Kimberley Park Road • Falmouth • TR11 2DF
T: 01326 697696 • E: falmouth@martinco.com

01326 697696

<http://www.martinco.com>

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