



## 23 Wellington Terrace, Falmouth

Guide Price £385,000



Heather & Lay  
*The local property experts*



- 1880s terraced townhouse
- Deceptively large
- 3 Bedrooms
- Nicely presented
- Office/summerhouse at the rear of the garden
- Lovely garden
- Rear access
- NO ONWARD CHAIN

### THE PROPERTY

Thought to have been built around the 1880's this rather fine terraced house has three bedrooms, two reception rooms, separate kitchen, upstairs bathroom, downstairs WC and a surprising and sunny rear garden. Nicely presented and quite different for what one might expect from a property built in this era due to the style and work put in by our vendor over the years of ownership.

### THE LOCATION

Wellington Terrace sits prominently up above the town and harbourside where Number 23 is so convenient for accessing all that is lovely about Falmouth with pathways meandering from here, down to the town & harbourside, whilst the seafront and beaches are less than a mile away. The local 'Provedore' café/tapas bar is inspirational and nearby 'Sea View Inn' is a must. Junior and secondary schooling facilities are nearby at King Charles and Trescobeas, and many faculties of the Combined University of Cornwall are within a few minutes walk along Woodlane. Convenience stores are close by at Albany Road, regular bus services lead onto The Moor and nearby railway station at The Dell and Penmere provides a direct link to the cathedral city of Truro, the county's retail, commercial, administrative, health and educational centre











## ACCOMMODATION IN DETAIL

(ALL MEASUREMENTS ARE APPROXIMATE) Entrance via a recently rebuilt wooden porch that in turn leads into the.....

### SITTING ROOM

Open-plan with the wall having been taken down that had separated it from the entrance hallway. This has made a large, bright and impressive area to enjoy. A staircase leads to the first floor and a doorway through to the dinning/second lounge. A “Jack & Jill” large woodburner is located between the two reception rooms and is a great feature and extremely useful as a heat source for the whole of the downstairs. There is of course gas central heating at the property and stylish modern radiators compliment the design of the room. Window to the front with wide base seat below and wood effect flooring.

### DINING ROOM/SECOND RECEPTION ROOM

This large room would have likely been home to both the kitchen and dining area before the kitchen extension was built but now offers extra space for family living. French doors lead out into the rear garden and doorway through to the....

### KITCHEN

Windows overlooking the rear courtyard. Base units with nice pastel blue door and drawer fronts complimented by a light coloured roll top work surfaces with inset composite sink and drainer with mixer tap. Tiled splashback. Built-in electric oven and gas hob. To the rear of the kitchen is a utility area with space and plumbing for a washing machine and tumble drier and the gas fired central heating boiler fuelling radiator central heating and hot water supply. Glazed and panelled door to....

### CLOAKROOM/WC

Obscure window to side. Wood panelling to dado height. Low flush WC and hand basin with cupboard beneath.







**FIRST FLOOR** Stairs from the sitting room leading up to the .....

#### **LANDING**

Doors to three bedrooms, bathroom and large cupboard. Access to loft space. (new carpets are due to be fitted on the landing and bedrooms).

#### **BEDROOM ONE**

Good size and with a window to the front. Radiator.

#### **BEDROOM TWO**

Another double bedroom with window overlooking the rear garden. Radiator.

#### **BEDROOM THREE**

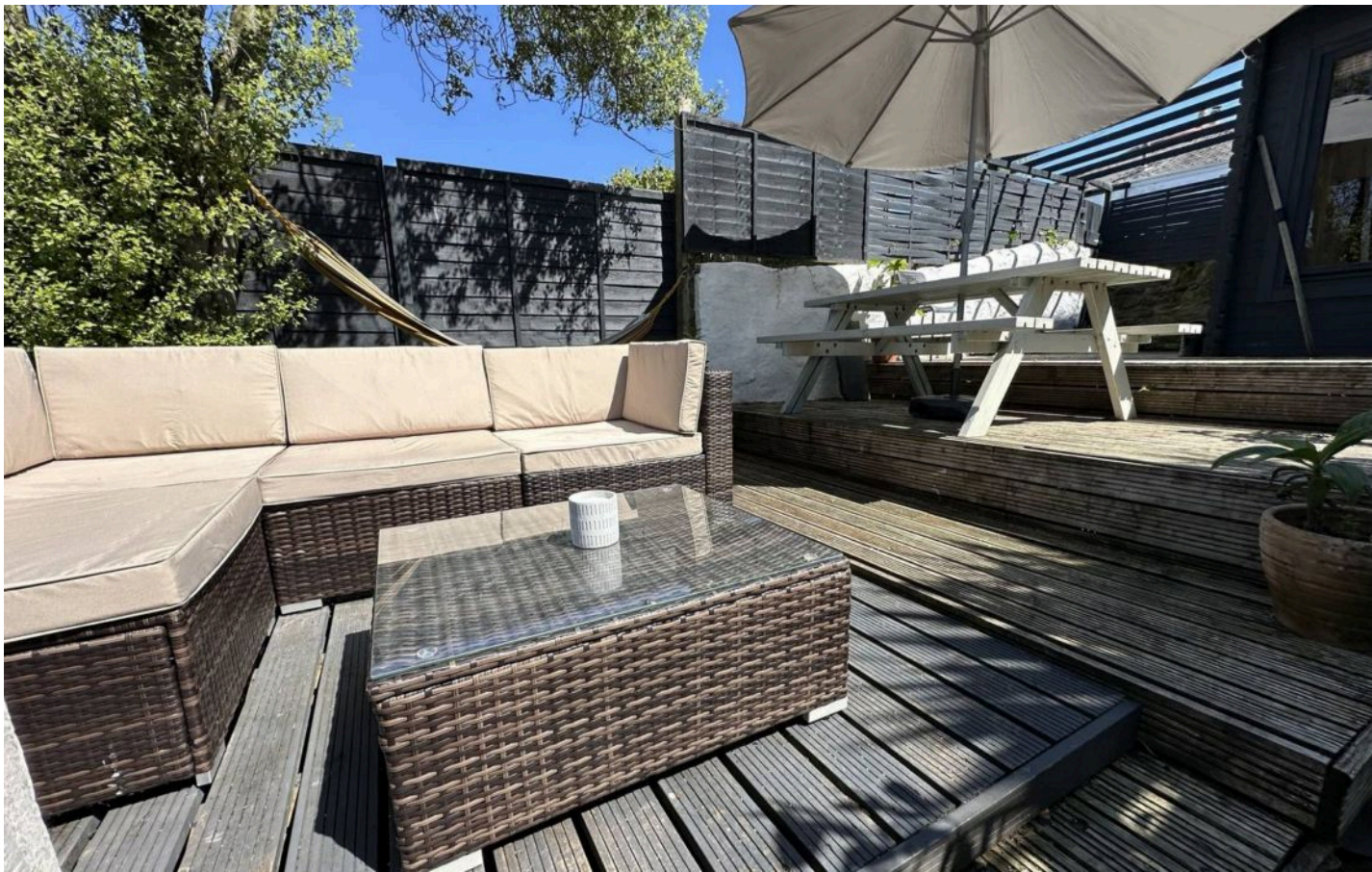
Box room with nice exposed stone wall. Window to the front. Radiator.

#### **BATHROOM**

White suite comprising bath with shower over and glass screen to the side, pedestal hand wash basin and WC. Window to rear. Tiled wet areas. Ladder style towel radiator.







## OUTSIDE

### REAR

The rear garden is on three levels with a courtyard nearest the house leading to a seating area to make the most of the Southerly aspect. To the rear of the garden is a very useful wooden building that is insulated and would make a great work from home office, currently used as a gym and sauna! Importantly this property has a rear entrance which leads to the road behind therefore providing more options for parking nearby.

Council Tax band: B

Tenure: Freehold

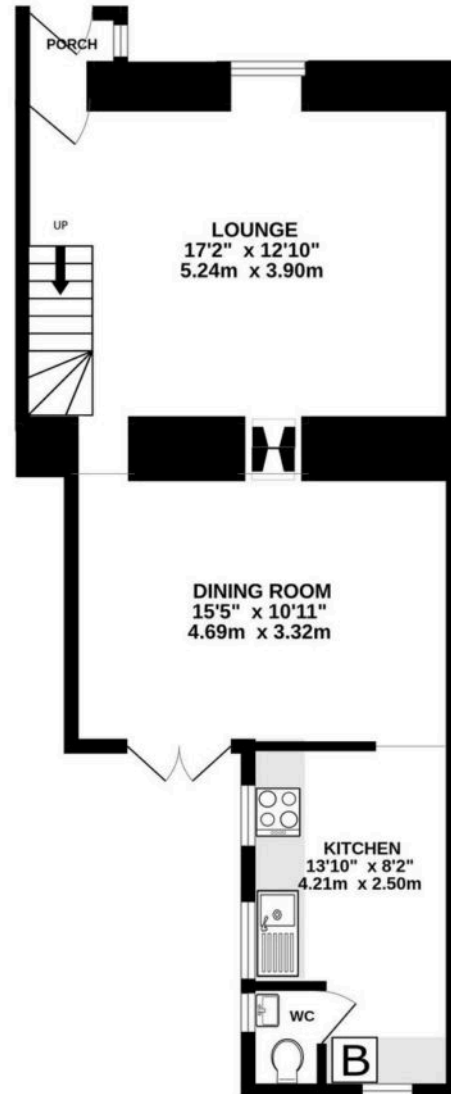
EPC Energy Efficiency Rating: D

SERVICES: Mains electricity, gas, water & drainage.

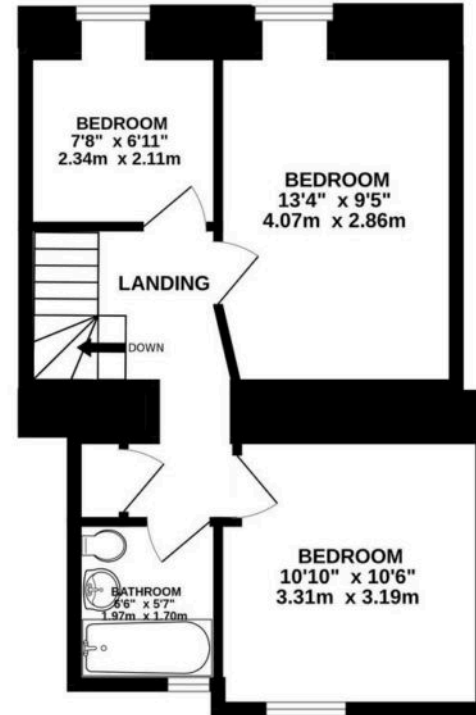




GROUND FLOOR  
521 sq.ft. (48.4 sq.m.) approx.



1ST FLOOR  
418 sq.ft. (38.8 sq.m.) approx.



TOTAL FLOOR AREA: 939 sq.ft. (87.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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