



TOM WILLS
PERSONAL PROPERTY AGENTS

3 Park Terrace

Falmouth, TR11 2DJ

Offers in the region of £700,000



4



2



3



D

3 Park Terrace

Falmouth, TR11 2DJ

Wonderfully positioned on quiet street directly overlooking beautiful Kimberley Park, this stunning Victorian townhouse has retained masses of original features, complemented by sympathetic interior improvements in recent years, offering superbly proportioned 4-bedroomed, 2 bath/shower roomed accommodation, with a sunny Mediterranean-style split-level courtyard gardens with scope for off-street parking or construction of a garage to the rear, subject to consents.



- Glorious position overlooking Kimberley Park
- 4 Bedrooms
- 1845 sq.ft of authentic accommodation
- Original reception rooms
- Bespoke kitchen with AGA
- Hardwood and uPVC double glazing
- 4 fireplaces
- Masses of original features
- Tastefully re-fitted bath/shower rooms
- Scope for off-street parking or garage subject to consents





THE PROPERTY

Having been thoughtfully upgraded and improved in recent years, the interior feel is a mix of classic, modern and homely. Generous 'double' reception rooms remain but now feature replacement hardwood double glazing and a wood burning stove. A tall bay window in the living room enjoys a wonderful aspect over the park, lush with trees shrubs and palms. Bespoke joiner-made solid wood kitchen units finished with granite worksurfaces complement the gas fired AGA in the kitchen/breakfast room. Further on, a utility/boot room leads to a ground floor cloakroom/WC. The first floor is equally spacious and briefly comprises 3 double bedrooms, a single bedroom and 2 bath/shower rooms. The principal bedroom is especially impressive with another tall bay window overlooking the park. The bath/shower rooms have also been tastefully re-appointed in recent years.

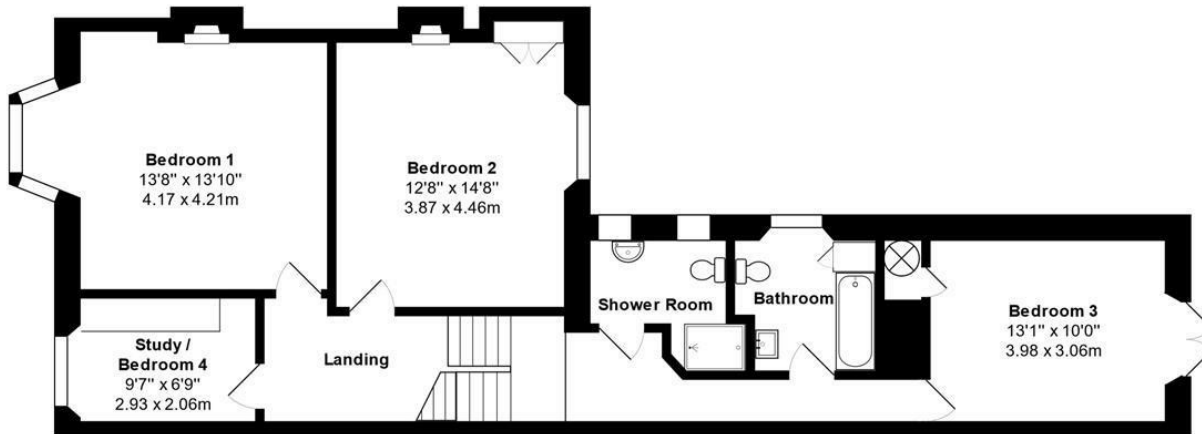
A remarkable number of Victorian features still remain including tessellated tiling in the entrance hall, fireplaces in the living areas and two bedrooms, high ceilings, picture and dado rails, architraves, high skirtings, stained glass and panelled timber doors and the staircase with handrail.

A slightly raised front garden provides an attractive approach to the house, with well stocked flower beds and palm trees providing a lovely spot to sit and look across 'leafy' Kimberley Park opposite. To the rear, a delightfully private rear courtyard catches sun in the middle of the day with steps rising to an upper garden level featuring double doors leading from one of the first floor bedrooms. This upper rear garden catches sun throughout the day and enjoys pedestrian access to Park Lane beyond with the possibility of producing off street parking or building a garage (subject to consents). Note - both neighbouring houses have garages.

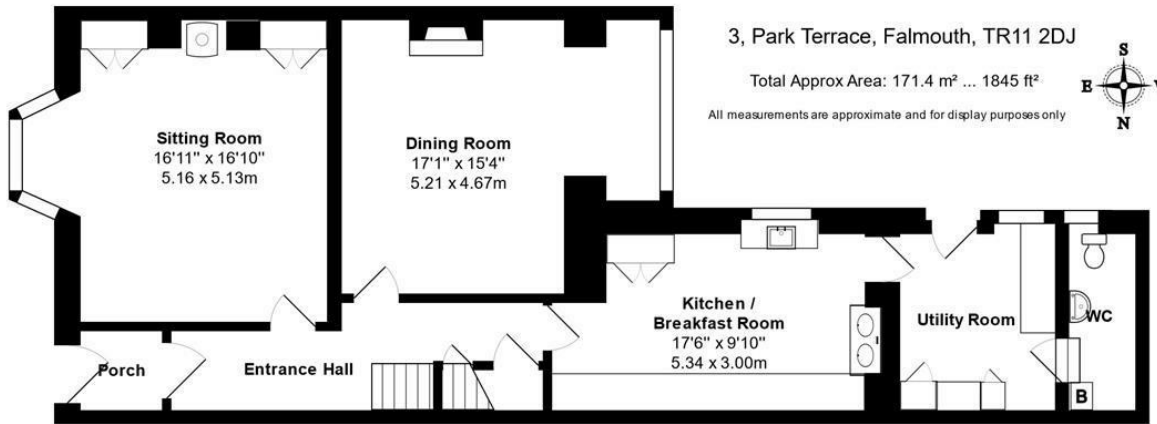
ADDITIONAL INFORMATION

Tenure - Freehold. Possession - Vacant possession upon completion to coincide with our client's onward purchase (to be confirmed). Services - mains water, drainage, electricity & gas are connected. Gas central heating. Council Tax - Band E. EPC Rating -59(D).





First Floor
Approx Area: 84.2 m² ... 907 ft²

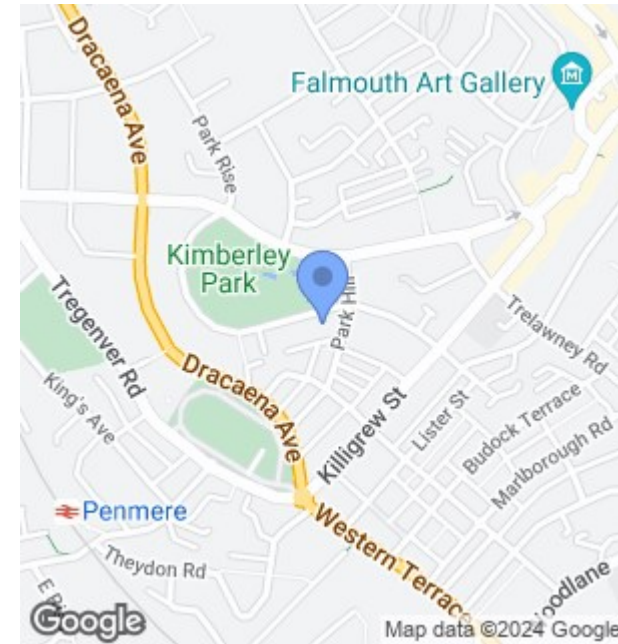


Ground Floor
Approx Area: 87.3 m² ... 939 ft²

3, Park Terrace, Falmouth, TR11 2DJ

Total Approx Area: 171.4 m² ... 1845 ft²

All measurements are approximate and for display purposes only



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Viewing Please contact us on 01326 352302 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.