



8 New Windsor Terrace, Falmouth, TR11 3BX

Guide Price £250,000

Situated within a terrace on the inner radius of the town centre, positioned conveniently to enjoy all of Falmouth's varying amenities; a 2 double bedroom property requiring modernisation internally, yet providing much opportunity and scope for improvement. To be sold with the added appeal of no onward chain.

Key Features

- Mid terrace house
- Open living/dining room
- Enclosed rear garden
- 2 double bedrooms
- No onward chain
- EPC rating D



THE ACCOMMODATION COMPRISES

(All dimensions being approximate)

From the pedestrian walkway, a granite threshold with two steps rises to a recessed entranceway, with uPVC front entrance door with part-obscure glazing opening into the:-

ENTRANCE HALLWAY

Stairs rising to first floor, open under-stair storage with space for white goods including tall fridge/freezer. Waist height cupboard housing electric meter. Coat hooks, electrical consumer unit. Hanging light, dado rail. Door to kitchen and multi-obscure pane door leading into the:-

OPEN-PLAN LIVING/DINING ROOM

Spanning the full depth of the property, two reception areas providing ample living space and bright in nature, semi-open to the kitchen at the rear.

LIVING AREA

Tall recessed uPVC double glazed window to front elevation with window seat. Central fireplace (currently decommissioned) with cut stone hearth and surround, and wooden mantel. Telephone point, radiator, ceiling light. EPH wall-mounted heating thermostat. Broad opening leading into the:-

DINING AREA

Semi-open to the kitchen, with Range oven set within a tiled recess and hardwood lintel over. Recess with shelving and glazed window within ceiling. Radiator, ceiling light, serving hatch to kitchen. Opening leading into the:-

KITCHEN

A galley-style kitchen with tiled flooring and feature panelling. Fixed units both above and below a roll-top worksurface, tiled splashback at midpoint. Space and plumbing for washing machine. Electric oven with four-ring gas hob, inset stainless steel sink with drainer. Ceiling light, uPVC door to rear with part-obscure glazing, matching side panel and fixed pane over providing access onto the garden.

FIRST FLOOR

Split-level landing with hanging light, wall-mounted Kiddle heating thermostat. Steps rise to a panel door opening into the:-

SHOWER ROOM

Situated to the rear, a white three-piece suite comprising a low flush WC, vanity unit with inset sink and mixer tap, corner shower cubicle with glazed folding shower screen, together with Triton electric shower and contemporary panelling. Inset downlights, tiling to all walls, uPVC obscure glazed window to rear elevation, extractor fan. Cupboard housing Alpha combination boiler providing domestic hot water and heating.

SIDE LANDING

Steps from the split-level landing lead to a side landing providing access to the bedrooms.

BEDROOM ONE

Formerly two single bedrooms and now spanning the full width of the property, with two uPVC double glazed tall

windows to the front elevation, offering a pleasant and far-reaching outlook over rooftops of Falmouth town centre. A bright double room with high level cupboards over stairwell, built-in wardrobes with storage over, radiator, two ceiling lights.

BEDROOM TWO

Another double bedroom with built-in wardrobes and storage over. Recessed uPVC double glazed window providing an outlook over the rear garden. Radiator, hanging light.

THE EXTERIOR

REAR GARDEN

An initial hardstanding with timber door provides access to a small stone outbuilding with pitched and slanted roof, providing useful storage space for outdoor equipment etc. Granite steps rise to a level and mainly lawned garden, edged with low stone walling and garden path to the side providing access to a hardstanding to the rear, together with steps rising to a timber gate giving access to Lister Street. A favourable south-easterly aspect.

GENERAL INFORMATION

SERVICES

Mains electricity, water, drainage, and gas are connected to the property. Telephone point (subject to supplier's regulations). Gas fired central heating.

COUNCIL TAX

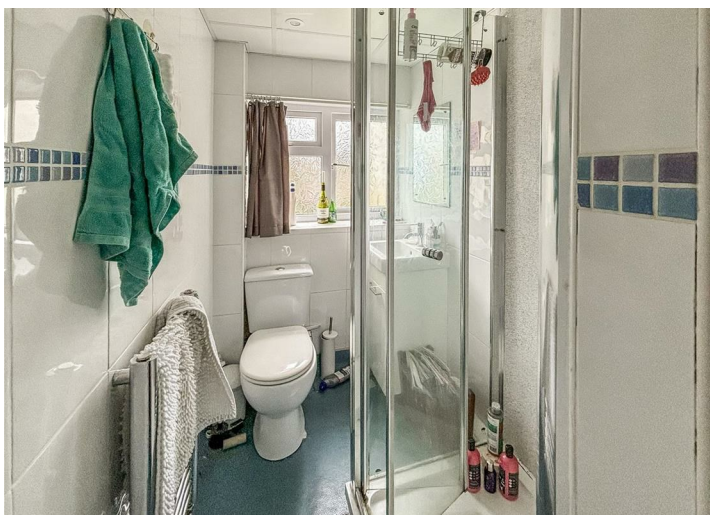
Band B - Cornwall Council.

TENURE

Freehold.

VIEWING

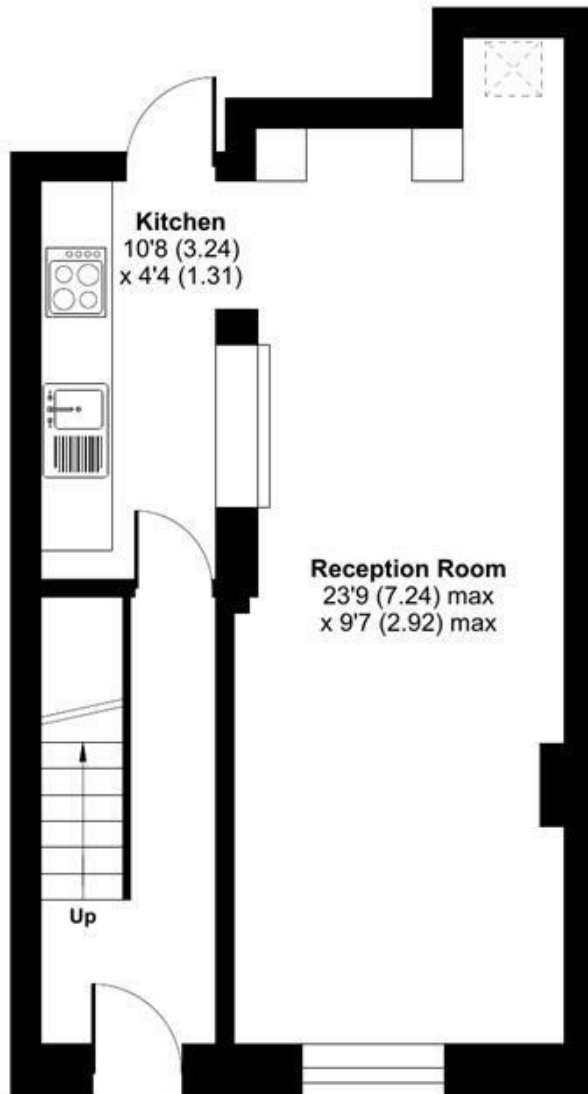
Strictly by appointment with the vendor's Sole Agent - Laskowski & Company, 28 High Street, Falmouth, TR11 2AD. Telephone: 01326 318813.



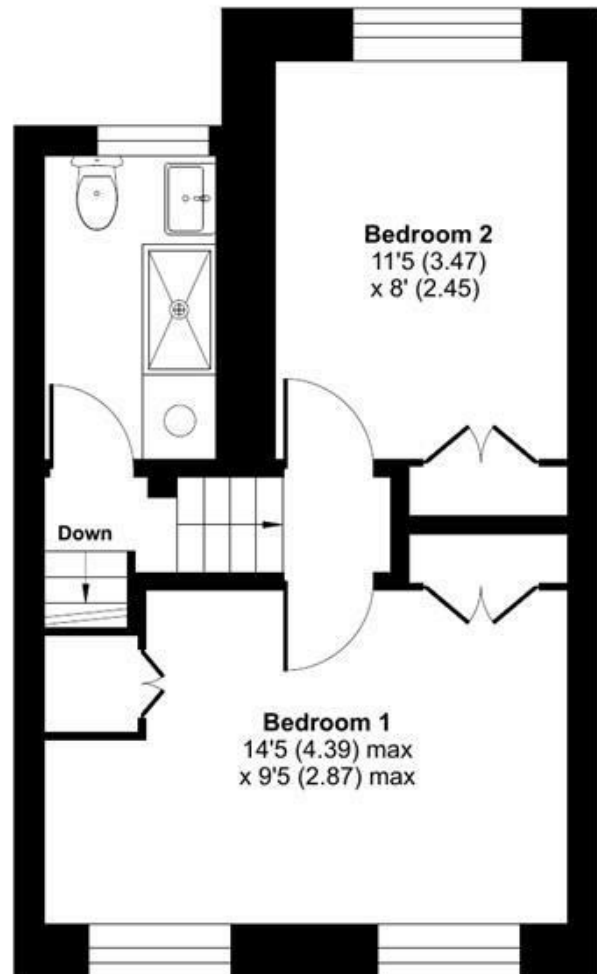
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Approximate Area = 688 sq ft / 63.9 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntcocom 2024. Produced for Laskowski & Company. REF: 1109949