



46 Fore Street, Constantine, Falmouth, TR11 5AB

Guide Price £160,000

Located within the heart of this highly sought-after village and converted from a period house dating back to the late 1800s, is this delightful 1 bedroom first floor maisonette. The light and bright accommodation has high ceilings and large sash windows comprising: 15' living room, large double bedroom, kitchen and bathroom. A lovely main or rental investment. No onward chain.

Key Features

- Spacious 1 bedroom maisonette
- Own private front door
- High ceilings and large sash windows
- Delightful main home or investment
- Central village location
- Light and bright accommodation
- No onward chain
- EPC rating F



LOCATION

Constantine is an extremely well served village with excellent day-to-day amenities including two village stores (one with a renowned off licence), community hall (The Tolmen Centre), public house, social club, church and highly regarded county primary school. The nearby creeks and villages of Gweek and Port Navas are within a few minutes drive, as is the village of Mawnan Smith, sub tropical gardens at Trebah and Glendurgan, picturesque walks along the beautiful tree-lined creeks of the Helford River, and the sandy coves and beaches along the nearby South West Coast Path. The market town of Helston is approximately six miles distant and the port of Falmouth approximately seven miles away.

THE ACCOMMODATION COMPRISES

(All dimensions being approximate)

Obscure glazed front door to:-

ENTRANCE PORCH

Wall mounted fuse box, electric meter. Stairs to:-

FIRST FLOOR

LANDING

Central ceiling light, door to:-

LIVING ROOM

15'9" x 11'0" min 14'10" max into recess (4.82m x 3.37m min 4.53m max into recess)

A good size reception room with high ceiling contributing to the feeling of space, large wood sash window to front aspect, central ceiling light, thermostat controls, electric wall mounted heater. Door and step down to:-

INTERNAL HALLWAY

Large storage cupboard and adjacent airing cupboard with shelving and housing pressurised hot water cylinder and water meter. Doors to bedroom, kitchen and bathroom.

BEDROOM

15'1" x 11'4" (4.61m x 3.47m)

Measurements include built-in wardrobe with hanging space and shelving. A large light and bright bedroom, again offering a high ceiling. Wood sash window to front aspect. Thermostat controlled wall mounted electric heater.

KITCHEN

11'7" x 5'6" (3.55m x 1.68m)

Galley-style kitchen with eye and waist level units, roll-top worksurface with inset stainless steel sink/drainage unit. Part tiled walls, window to rear aspect. Freestanding Belling electric cooker, Indesit washer/dryer. Space for fridge/freezer, central ceiling light. Wood-effect vinyl flooring.

BATHROOM

7'3" x 6'5" (2.21m x 1.96m)

Panelled bath with electric shower over, tiled surround and glass shower screen, pedestal wash hand basin, low level flush WC. Tiled flooring, part tiled walls, extractor fan.

GENERAL INFORMATION

SERVICES

Mains water, electricity and drainage are connected to the property.

COUNCIL TAX

Band A - Cornwall Council.

TENURE

Leasehold. A new 999 year lease is currently being created, and will commence on the date of completion. Buildings insurance: 25% contribution, approximately £150 per annum. Number 44 Fore Street holds the freehold of the building and is responsible for the majority of exterior maintenance. We understand pets are permitted.

POSSESSION

Immediate vacant possession upon completion of the purchase - the vendor offering the additional benefit of no onward chain.

VIEWING

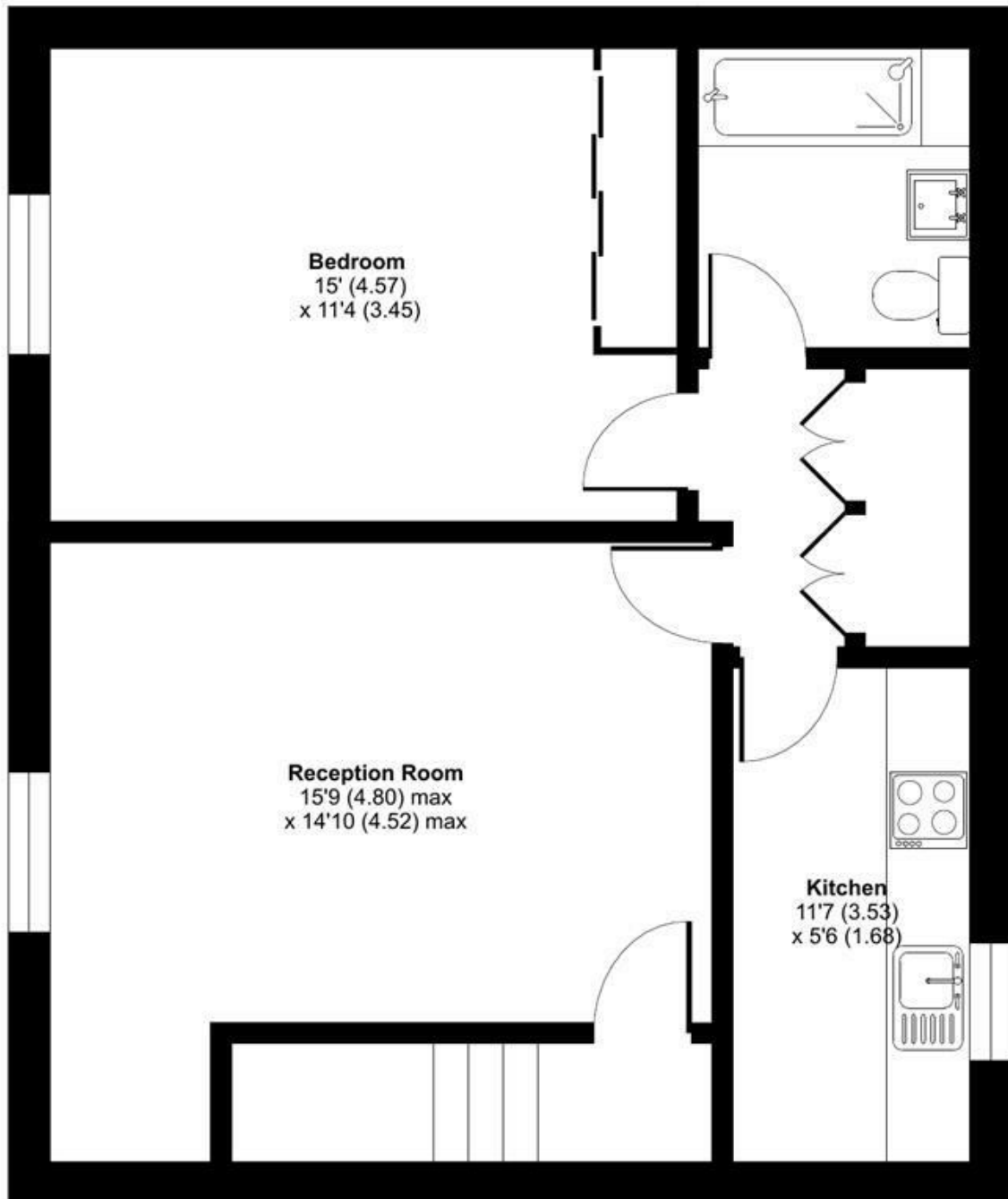
By telephone appointment with the vendor's Sole Agent - Laskowski & Company, 28 High Street, Falmouth, TR11 2AD. Telephone: 01326 318813.

Floor Plan

Fore Street, Constantine, Falmouth, TR11

Approximate Area = 586 sq ft / 54.4 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Laskowski & Company. REF: 1115584