



## 2 Berkeley Cottages, Falmouth, TR11 2BN

Guide Price £279,950

Ready for immediate occupation, a bright and well maintained end of terrace house, conveniently situated within a few minutes' walk of Falmouth's town centre, offering semi open-plan living to the ground floor, 3 bedrooms to the first floor, with a far-reaching outlook from the rear and a pleasant southerly-facing garden terrace, ideally positioned to enjoy sunshine throughout the day. No onward chain.

### Key Features

- End of terrace town house
- Deep living/dining room
- Elevated views across Falmouth town
- Gas central heating
- 3 bedrooms
- Southerly-facing rear terrace
- Excellent proximity to town centre
- EPC rating D







## THE ACCOMMODATION COMPRISES

From the pedestrian walkway, a small number of steps lead down to a gravelled entrance, laid for ease of maintenance, leading to a uPVC front entrance door with part obscure glazing opening into the:-

### ENTRANCE LOBBY

Stairs rising to the first floor with handrail, coat hooks, radiator. Electrical trip switches and meter. Opening into the:-

### LIVING/DINING ROOM

14'4" x 22'6" (4.37m x 6.86m)

An exceptionally deep, bright and open living space, with many noteworthy features including wood-burning stove, oak-effect flooring and an array of built-in storage areas set under stairs and upon entry. Broad glazing set to the front and rear elevations, the rear providing a pleasing and elevated outlook over the rooftops of Falmouth town centre. Two radiators, telephone point, heating thermostat. Spotlights and ceiling light. Opening into the:-

### KITCHEN

Situated within an extended part of the property, a contemporary and modern fitted kitchen comprising an array of cupboards and drawer units set above and below a roll-top worksurface, featuring inset sink with drainer and mixer tap, neutral tiled splashback. Built-in appliances to include Belling electric oven with four-ring gas hob over and extractor over, together with built-in fridge and freezer. uPVC double glazed window providing an open outlook towards Falmouth town centre. Continuation of wood-effect flooring. uPVC rear entrance door with obscure glazing and providing access down to the rear courtyard garden.

### FIRST FLOOR

Wall light, small split level rising to the:-

Doors to all rooms.

### BEDROOM ONE

8'5" x 10'9" (2.58m x 3.29m)

Providing a far-reaching outlook to the rear, nicely proportioned with room for a double bed and bedside furniture, if required. Radiator.

### BEDROOM TWO

8'5" x 11'1" (2.58m x 3.40m)

Broad uPVC double glazed window to the front elevation enjoying copious amounts of natural light, radiator, deep corner alcove. Useful open shelving at ceiling height.

### BEDROOM THREE

5'6" x 7'6" (1.70m x 2.30m)

Providing an array of bespoke built-in storage and ideal for those seeking a home office, dressing room or child's room alike. uPVC double glazed window to the far side, radiator.

### BATHROOM

A white three-piece suite comprising low flush WC, pedestal wash hand basin with neutral tiled splashback, panelled bath with mixer tap, shower attachment and shower screen. Tiling to bath/shower. Loft hatch, heated towel rail, obscure glazed uPVC window to the far side. Wood-effect flooring.

## THE EXTERIOR

### REAR GARDEN TERRACE

Without doubt a highlight of properties along Berkeley Cottages, providing a superb outdoor space facing almost due south, with an open far-reaching outlook and receiving much sunlight throughout the day. Stairs with handrail descend down to a decked area, enclosed by walling to three sides and corner planter. A level space suitable for outdoor furniture and pot plants. A small number of steps down to a rear timber door opening onto a rear access lane, providing pedestrian access along and down to Kimberley Park Road, which in turn is simply moments from The Moor. Painted timber door opening into the:-

### BOILER ROOM

Providing extra storage, with water tap, gas meter and wall mounted Ideal combination boiler providing domestic hot water and central heating. A useful space to store recycling bins etc with potential to include a washer or dryer, if required.

## GENERAL INFORMATION

### SERVICES

Mains water, electricity, gas and drainage are connected to the property. Gas fired central heating.

### COUNCIL TAX

Band B - Cornwall Council.

### TENURE

Freehold.

### VIEWING

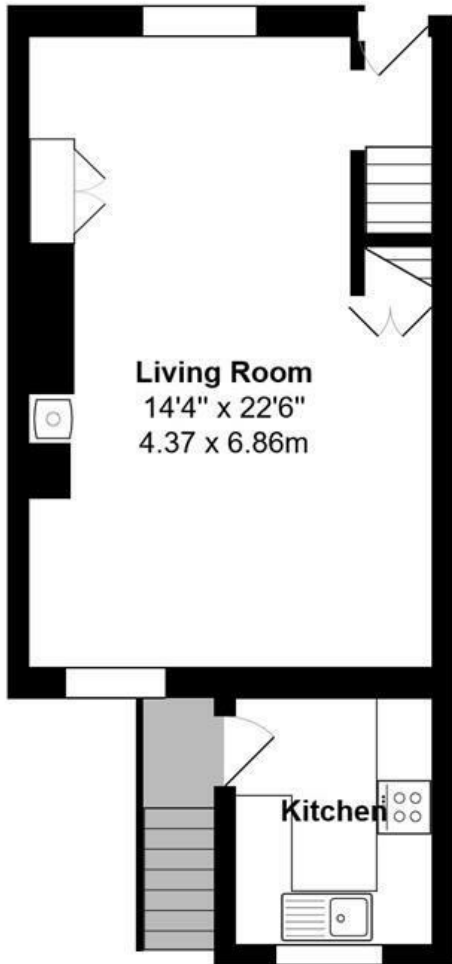
By telephone appointment with the vendors' Sole Agent - Laskowski & Company, 28 High Street, Falmouth, TR11 2AD. Telephone: 01326 318813.



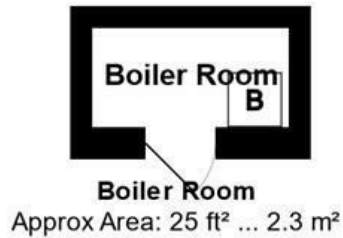




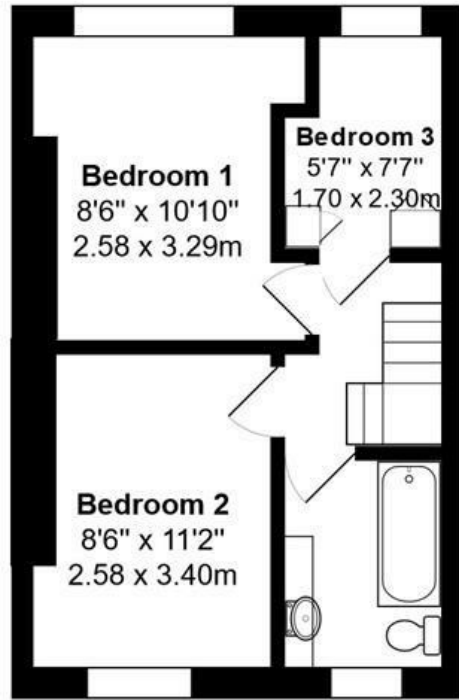
# Floor Plan



**Ground Floor**  
Approx Area: 35.6 m<sup>2</sup> ... 383 ft<sup>2</sup>



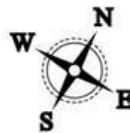
**Boiler Room**  
Approx Area: 25 ft<sup>2</sup> ... 2.3 m<sup>2</sup>



**First Floor**  
Approx Area: 30.0 m<sup>2</sup> ... 322 ft<sup>2</sup>

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Total Approx Area: 67.9 m<sup>2</sup> ... 730 ft<sup>2</sup>



All measurements are approximate and for display purposes only