



# Laskowski &Co

Lettings



## 19 Vernon Place, Falmouth, TR11 3BE

£1,500 Per Month

\*Suitable for a residential family or couple\*

A well presented, large terraced townhouse set over 4-storeys close to Falmouth Town Centre.

Having recently been re-decorated throughout and the majority of the property benefiting from unbeatable views of the River Fal, this is a lovely 3/4 bedroom property in the heart of Falmouth.

To the ground floor you have a large living room with open staircase, a second reception room which can be utilised as a bedroom or office if preferred and stairs leading down to the basement level which houses the kitchen/diner. The kitchen has a large L-shaped works surface, a feature original Cornish range and white goods. The door off the rear of the kitchen leads to the enclosed and low maintenance courtyard garden. To the first floor you have two large double bedrooms, with feature fireplaces and a 3 piece family bathroom. The second floor houses the attic bedroom.

The property is offered on an unfurnished basis. The property benefits from gas central heating and double glazing.

EPC band D. Council tax band C.

Please note, there is no allocated parking. Nearby street parking is available on a first come first serve basis.

Due to Article 4 restrictions, we are unable to accept students and sharers on this property.

Holding deposit equivalent to one weeks rent, payable upon acceptance. Security deposit equivalent to five weeks rent.

To check the mobile and Broadband coverage in the area of this property, the following link can be used:  
[ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker](http://ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker)

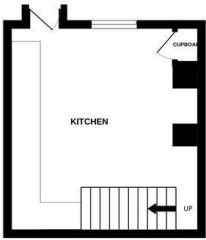
## Key Features

- \*Suitable for a residential family or couple\*
- Close to Falmouth town centre
- Lovely character features throughout
- Gas central heating
- No allocated parking
- Well presented 4-storey townhouse
- Beautiful views of the River Fal from the rear elevation
- Private and low maintenance rear courtyard
- 3/4 double bedrooms
- Recently redecorated throughout

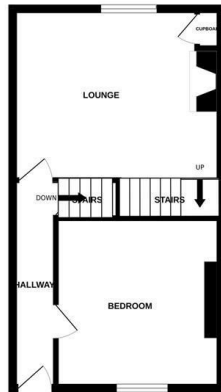




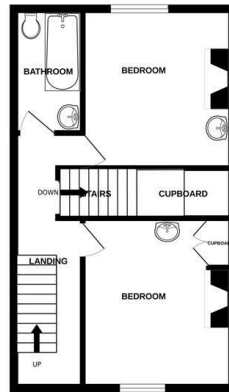
LOWER GROUND FLOOR



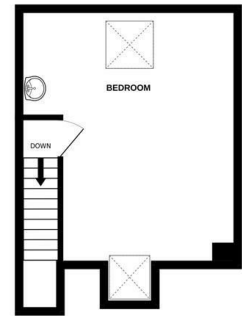
GROUND FLOOR



1ST FLOOR



ROOF ROOM



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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