



## 10 Vernon Place, Falmouth, TR11 3BE

£445,000

A highly individual 3 storey home, located within the heart of Falmouth, offering breath-taking panoramas across the open water encompassing the entirety of Flushing village, Trefusis headland, the Carrick Roads, The Roseland peninsula and iconic Pendennis Castle from 2 glass panelled balconies, together with a 2-tiered external terrace. Versatile in arrangement, this wonderful town house provides an exciting opportunity to acquire a beautifully presented property on a highly sought-after terrace set, quite literally, moments from Falmouth's wide ranging amenities. Viewing unhesitatingly recommended!

### Key Features

- Superb 3 storey town house
- 2 external terraces
- 'Doorstep amenities' moments away
- Easy loft access, suitable for storage
- Highly appealing glass panelled balconies
- 2 double bedrooms with dressing areas
- 2 bath/shower rooms
- EPC rating D







## THE ACCOMMODATION COMPRISES

From Vernon Place, a shallow pedestrian walkway gives way to a uPVC front door, opening into the:-

### ENTRANCE VESTIBULE

Oak flooring, ceiling light, contemporary oak staircase with frosted metal pane providing access to stairwell and lower ground floor. Panelled door opening into the:-

### OPEN LIVING/KITCHEN/DINING AREA

Spanning the full depth of the property, a bright, light and welcoming double aspect room with 'picture perfect' view to the far side via triple leaf bi-folding doors, offering views across the river towards the shoreline of Flushing and rolling fields in the distance.

### KITCHEN AREA

Making wonderful use of space, featuring light grey panel-style units to one side, set above and below a granite-effect worksurface and, opposite, matching shallow worksurface providing deep breakfast bar feature, worksurface widening with inset slimline ceramic sink and mixer tap, space and plumbing under for white goods. Space for tall fridge/freezer, electric oven and grill with four-ring gas hob over, glass tiled splashback and concealed extractor over. 'Rustic' timber shelving with painted brickwork behind. Display cupboard and recess providing space for freestanding storage unit, if required. uPVC double glazed sash window to front elevation, radiator. Telephone point, ceiling spotlights, continuation of oak flooring. Open to the:-

### LIVING/DINING AREA

Stairs rise to the first floor level. Bijou yet exceptionally quaint, with contemporary triple leaf bi-folding door to far side proving exceptional views spanning across the water from Flushing village to Trefusis headland, rolling fields of The Roseland, Carrick Roads, outer harbour and lastly, Pendennis Castle and Maritime Square. Access to glass panelled balcony. Wall mounted heating thermostat, radiator, continuation of oak flooring, ceiling light, dimmer switching.

### BALCONY

Laid to timber decking and frosted panels, with covering from the first floor balcony over and set with inset downlights. Glass panelling to three sides, water tap, space for outdoor furniture. One of two exceptionally positioned balconies, making the most of one of Falmouth's finest views including the ever-changing marine activity on the river and outer harbour, together with vistas of Flushing village, mouth of the Carrick Roads and spanning across to Maritime Square and Pendennis headland.

## FIRST FLOOR

### LANDING/STUDY AREA

A broad and open space offering versatility. Four-pane uPVC sash window to front elevation, two radiators. Shallow recess ideal for dressing or desk etc. Ceiling light, inset downlight. stairs rising to loft space. Oak flooring. Door to bedroom one, panelled door opening into the:-

### BATHROOM

A contemporary and white three-piece suite comprising low flush WC, vanity unit with sink and mixer tap, panelled bath

with mixer tap and shower attachment over. Wood-effect flooring, heated towel rail, inset downlights, extractor fan. Panelling to bath/shower. Mirror with touch activated side lighting, glass shelf under.

### BEDROOM ONE

A double room providing plentiful light via two uPVC casement windows and a part glazed door providing views, once again, towards Trefusis headland, Carrick Roads, the Penryn River, outer harbour and The Roseland peninsula. Access to second balcony. Radiator, inset downlights, oak flooring. Door leading to:-

### FIRST FLOOR BALCONY

Offering breath-taking views, once again with glass panelling to three sides and decked floor. In our opinion, quite possibly one of the most impressive views which will be seen throughout the town, offering a panorama stretching from the renowned Greenbank Hotel to one side and the icon Falmouth Hotel and Pendennis Castle to the other.

From the entrance lobby/vestibule, stairs descend to the:-

### LOFT SPACE

A non-conforming room with exposed beamed ceiling, Velux window with exceptional seaward views, patterned flooring. Plentiful space for storage. Viessman wall mounted boiler providing domestic hot water and central heating. Ceiling light, part galleried to stairwell below.

## LOWER GROUND FLOOR

### HALLWAY

Similar to first floor level, a versatile space which is currently utilised as a dressing area for bedroom two, with two recesses to the far side providing space for wardrobes, drawers etc. Access provided to shower room and bedroom two. Ceiling spotlights, oak flooring, shallow and open under-stair storage.

### SHOWER ROOM

A contemporary suite, stylishly appointed with low flush WC, vanity unit with sink, mixer tap and tiled splashback. Shower cubicle with glazed sliding door, dual head mains-powered shower and light turquoise panelled interior. Mirror with touch-activated lighting, heated towel rail, inset downlights, extractor fan. Wood-effect flooring.

### BEDROOM TWO

Another bright double bedroom with views to The Roseland peninsula, Trefusis headland and shoreline of Flushing, Two casement windows and part glazed rear access door. Two radiators, oak flooring, ceiling light. TV aerial point.

### LOWER GROUND FLOOR TERRACE

A covered and sheltered space with exterior courtesy light, water tap and low walling to two sides. Plentiful space for outdoor furniture, planters, etc and making for a pleasant space from which to enjoy al fresco dining and social gatherings etc. Waist height gate leading to stairwell descending to a lower terrace, almost identical to that above.

## GENERAL INFORMATION

## **SERVICES**

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

## **RATEABLE VALUE**

£3,160 per annum - Cornwall Council.

## **TENURE**

Freehold.

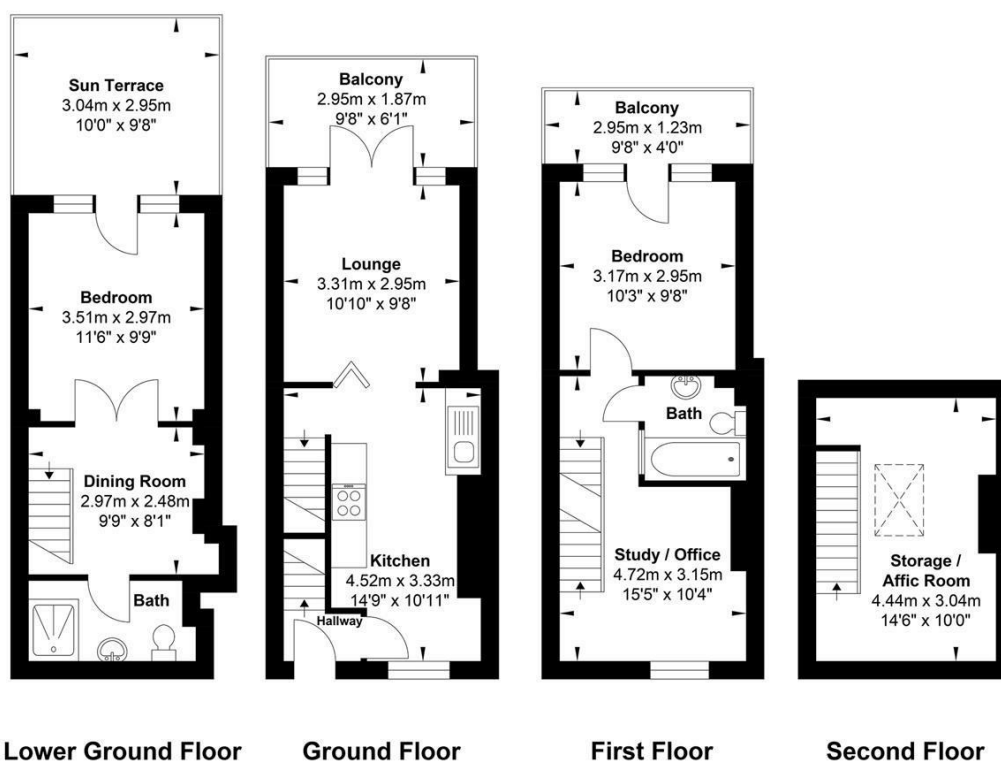
## **VIEWING**

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





# Floor Plan



**Gross Internal Floor Area : 82.8 m2 ... 890 ft2**

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.