



## 13 Fairfield Road, Falmouth, TR11 2DN

Guide Price £625,000

A 2 storey semi-detached house located on a highly convenient road, within walking distance of Falmouth's bustling and thriving town centre, boasting fabulously presented accommodation throughout. The property has been substantially improved by our clients since their purchase, offering a fantastic family home which will, no doubt, be of great appeal to many prospective buyers – therefore, an early viewing is unhesitatingly recommended to avoid disappointment.

### Key Features

- Semi-detached house
- High quality modernised accommodation
- 1 bedroom annexe
- Off-road parking
- 3/4 bedrooms
- Convenient for Falmouth town centre
- Front and rear gardens
- EPC rating D







## THE LOCATION

Fairfield Road is a residential road linking Kimberley Park Road to Highfield Road, within walkable distance of Falmouth's town centre and, therefore, close to a number of amenities.

Falmouth is undoubtedly one of Britain's most thriving and lively towns, offering a unique lifestyle with a bustling town centre and beautiful beaches. Recently voted as the best place to live in the UK by readers of The Sunday Times, Falmouth offers many attractions such as Pendennis Castle, the National Maritime Museum, excellent sailing waters and a plethora of shops, bars, pubs and restaurants which buzz throughout the year. The combination of maritime heritage and modern creativity makes the town hugely popular; it is a constant carnival during the summer months, yet still energetic in the winter, offering great food festivals and sea shanties to keep all entertained. Many beautiful areas surround Falmouth, including Flushing, Mylor and the Helford River.

## THE ACCOMMODATION COMPRISES

### ENTRANCE HALL

Tiled flooring, coat hanging area. Leading into kitchen area. Door to:-

### LIVING ROOM

A large living room with carpeted flooring, feature uPVC double glazed bay window with bespoke internal shutters, ceiling rose, oak door. Feature gas fireplace with surround and hearth. Oak skirting boards.

### KITCHEN

Modern low level units with granite polished worktops, integrated stainless steel sink and drainer with mixer tap, two uPVC double glazed windows to side elevation overlooking the garden. Space for large dining table, shelving. Feature Handol log-burner with granite lintel and slate hearth. Space for large fridge/freezer. Tiled flooring. Double doors into the:-

### LARGE OPEN-PLAN LIVING AREA

Forming part of an extension, with a sloped roof which boasts two Velux windows and oak staircase leading to lower ground floor level. Tiled flooring, bi-folding uPVC double glazed doors and window leading to rear courtyard garden. Part enclosed area which could form part of the room or become an additional storage space/office area etc. A very versatile and pleasant room, currently used as a treatment room. Radiator. Stairs down to:-

### CELLAR

Tiled flooring, ideal for storage with plumbing and electric connected. Part of the space is used as a utility room and laundry area. Radiator.

### FIRST FLOOR

### LANDING

Oak staircase from ground floor. Feature high ceiling due to loft conversion. Large feature side window and Velux from the roof flooding light into the property. Access via oak doors to bedrooms one, two and three, access to mezzanine floor.

## FAMILY BATHROOM

Tiled flooring and tiled walls. High flush WC, bath with over-head shower and glazed screen, ceramic wash basin with matte black tap. Traditional-style radiator with towel rail, extractor. Large tilting uPVC double glazed window to rear boasting elevated views to Pendennis Castle and The Roseland peninsula.

## BEDROOM ONE

A double bedroom with radiator, carpet, fitted shelves, radiator and uPVC double glazed window with bespoke wooden shutters.

## BEDROOM TWO

Another double bedroom with wood-effect flooring, radiator, shelving, uPVC double glazed windows and internal shutters.

## BEDROOM THREE

A single bedroom with wood-effect flooring, radiator and uPVC double glazed window with shutters.

## MEZZANINE

Carpeted flooring, two double glazed Velux windows, storage in eaves to both elevations, radiator, power connected.

## THE EXTERIOR

### ANNEXE

A modern one double bedroom annexe, clad and benefiting from double glazing, featuring a modern kitchen with appliances, open-plan living area, shower room and double bedroom. The annexe has been run by our client as a successful holiday let but would also suit a dependent relative. Electric heaters.

### FRONT

The front courtyard garden is mainly paved, with a feature olive tree, bordered by walls and with a gate providing driveway parking.

### REAR

A lovely, private, landscaped and paved rear courtyard garden, richly stocked with plants. External power supply.

## GENERAL INFORMATION

### SERVICES

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

### COUNCIL TAX

Band C - Cornwall Council.

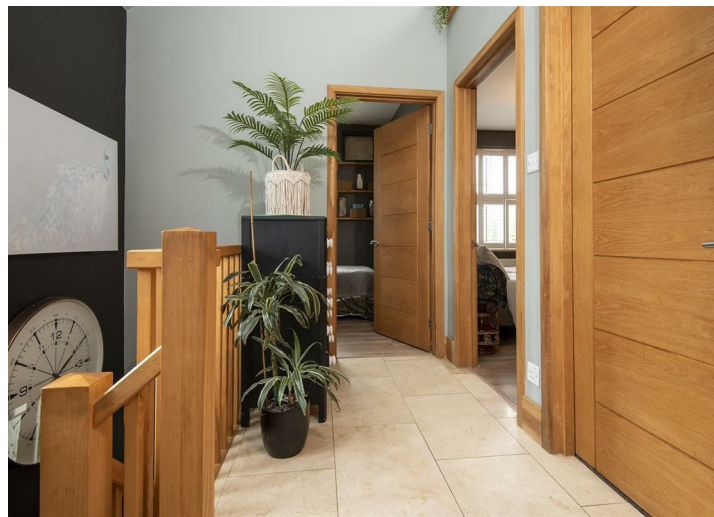
### TENURE

Freehold.

### VIEWING

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











# Floor Plan

