



## 15 Berkeley Cottages, Falmouth, TR11 2BN

Offers Over £250,000

A well presented and conveniently located, 2 double bedroom mid-terraced house offering elevated and far-reaching views across Falmouth town, ready for immediate occupation and no onward chain. Benefiting from recently installed flooring to the living/dining room, the property boasts a fully fitted kitchen, low maintenance rear courtyard, bright interior and gas central heating. An opportunity not to be missed for those purchasers looking for a first time home or investment.

### Key Features

- Mid-terraced house
- Light and bright interior
- Low maintenance rear courtyard
- No onward chain
- 2 double bedrooms
- Convenient town centre location
- Immediate vacant possession
- EPC rating C



## THE ACCOMMODATION COMPRISES

From the pedestrian walkway, steps rise to the front entrance with uPVC door leading into the:-

### LIVING/DINING ROOM

A broad and deep double aspect room providing much natural light, three sets of uPVC windows to both front and rear elevations respectively, two radiators, two TV aerial points, and master telephone point/internet socket. Cupboard housing electrical trip switches and meter. Three ceiling lights, three wall lights. Stairs rising to first floor level. Door to under stair storage, housing electrical consumer unit. Opening with two steps rising into the:-

### KITCHEN

A fully fitted kitchen comprising units both above and below a roll top worksurface, together with stainless steel sink, mixer tap and drainer. Splashback at midpoint. Appliances include Hotpoint electric oven and grill, four ring induction hob with stainless steel extractor, and built-in fridge/freezer. Space for washing machine. uPVC window to side elevation, part-obscure glazed rear entrance door providing access onto the raised patio. Inset downlights, tiled flooring.

Stairs rise to the first floor level, with ceiling light and loft hatch.

## FIRST FLOOR

### LANDING

Panelled doors to bedrooms one, two, and main bathroom.

### BEDROOM ONE

A superb main bedroom providing plentiful space, light and useful built-in ceiling height storage. Tall uPVC windows to front elevation providing far-reaching views over the rooftops of Falmouth town. Ceiling light, radiator, TV aerial point.

### BEDROOM TWO

Another double bedroom, once again, with tall uPVC window to rear elevation offering much natural light. Radiator, ceiling light, TV aerial point.

### BATHROOM

A white three piece suite comprising low flush WC, pedestal wash hand basin with mixer tap and neutral splashback, panel bath with mixer tap and overhead shower attachment, together with frosted side screen and tiling to three sides. Obscure glazed window, painted floorboards, radiator, useful tall cupboard housing Glow-Worm combi boiler, providing domestic hot water and heating, together with further storage space. Ceiling light.

## THE EXTERIOR

### REAR PATIO

Low maintenance in nature with mellow stone paving. A lower and upper level are linked by three steps, with access gate to the rear, leading to a passageway, particularly useful for residents of Berkeley Cottages. Exterior water tap, outside light.

### TO THE FRONT

A well maintained frontage, recently re-planted with

numerous flowers and shrubs, providing a pleasing approach to the property. From the pedestrian walkway, a handrail with steps rise to the front entrance door.

## GENERAL INFORMATION

### SERVICES

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

### COUNCIL TAX

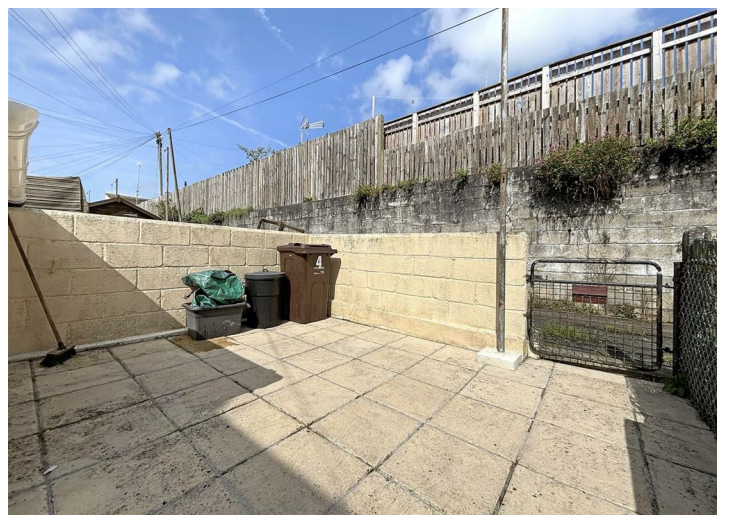
Band B - Cornwall Council.

### TENURE

Freehold.

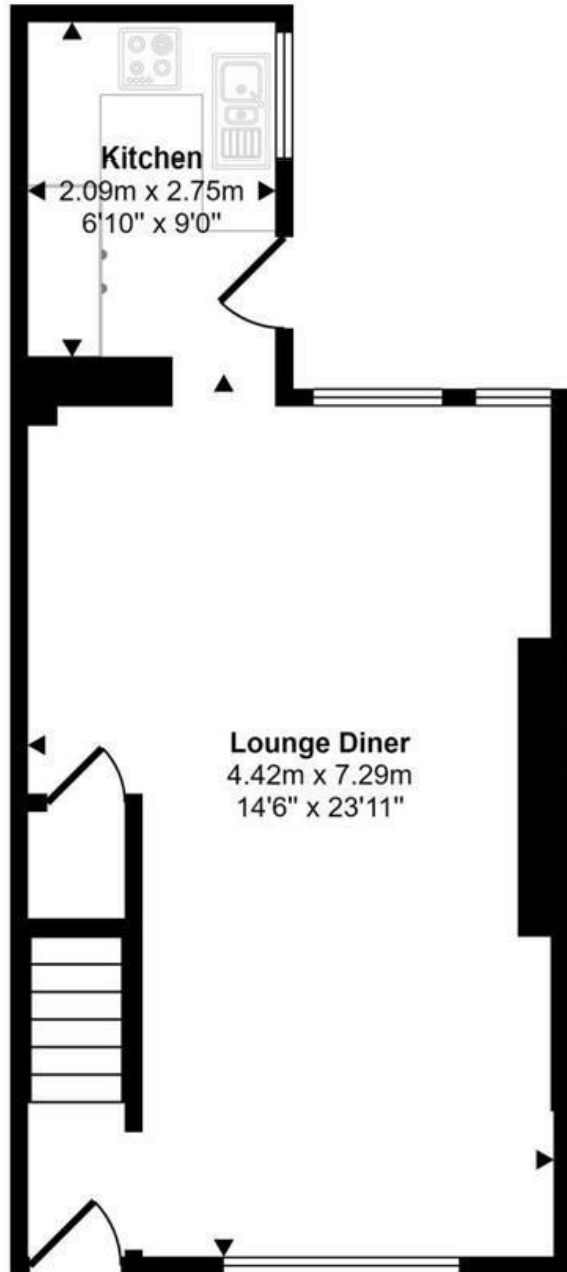
### VIEWING

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

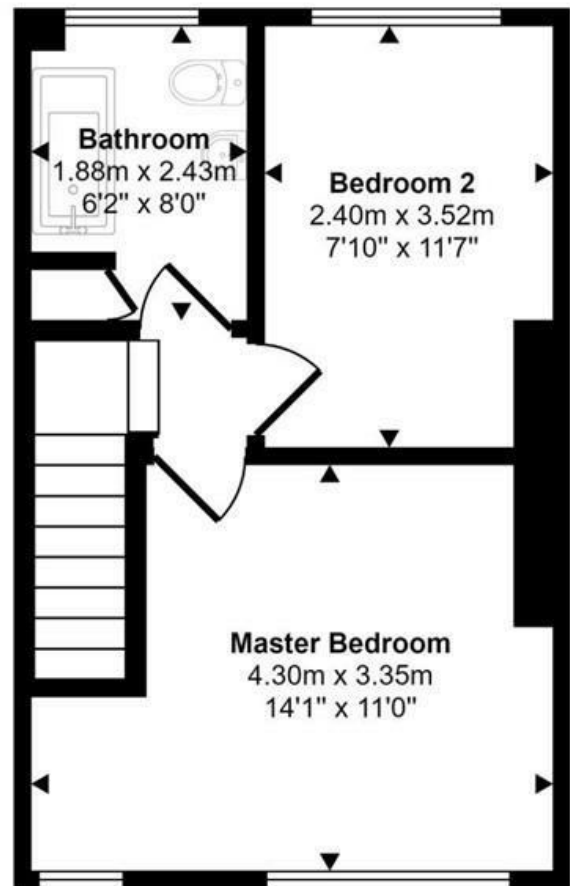


# Floor Plan

Approx Gross Internal Area  
68 sq m / 730 sq ft



**Ground Floor**  
Approx 37 sq m / 400 sq ft



**First Floor**  
Approx 31 sq m / 330 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.