



13 Western Terrace, Falmouth, TR11 4QN

Guide Price £630,000

A superb family home providing extensive, well proportioned and highly versatile 5 bedroom, 2 bath/shower room, 2/3 reception room accommodation, arranged over 3 storeys, extremely well appointed throughout and benefiting from gas fired central heating and full replacement uPVC double glazing. Many original authentic features also remain which combine to provide a home of much character and quality, ready to move straight into. Attractive front gardens provide an attractive foreground to the views to the outskirts of the town and, to the rear, a well enclosed, sunny, courtyard-style garden has been converted by others along the terrace to provide off-road parking if required, subject to all necessary consents.

Key Features

- Delightful 3 storey family home
- Well proportioned, interconnecting, 2/3 reception rooms
- Gas central heating and uPVC double glazing
- Early viewing unhesitatingly recommended
- Extensive and adaptable 5 bedroom accommodation
- 2 well appointed bath/shower rooms
- Rear garden with space for parking, subject to consents
- EPC rating D



THE LOCATION

Western Terrace is an extremely popular location within the town by virtue of its close proximity to a general stores, doctors surgery, tennis club, regular bus service, and junior and secondary schooling, both of which are within walking distance. Furthermore, a short walk along Western Terrace leads to Woodlane, along which an attractive walk leads to the town centre and harbourside, with its bars and numerous restaurants etc. Opposite Woodlane, Pennance Road leads to the top of Spernen Wyn Road which brings Swanpool Lake, beach, the South West Coast Path, Gyllyngvase Beach, and Falmouth's seafront also within just a few minutes' walk of the property.

THE ACCOMMODATION COMPRISES

(All dimensions being approximate)

BROAD SHELTERED ENTRANCE

Gate and pathway through the front gardens, tessellated tiled flooring, external power points and courtesy light. Traditional, part glazed, panelled entrance door with leaded stained glass fan light opening into the:-

ENTRANCE PORCH

Tessellated tiled flooring, high level cupboard housing electrical meters and trip switching, picture rail, casement door with fan light opening into the:-

RECEPTION HALL

A deep traditional reception hall with dado rail and easy-rising staircase with turned balustrade leading to the part galleried first floor landing. Panelled doors with moulded architraves to the reception rooms, radiator, extensive under-stair storage cupboards.

SITTING ROOM

14'2" x 13'4" (4.34m x 4.07m)

Tall replacement uPVC double glazed picture window to the front elevation enjoying an attractive outlook over the well stocked gardens to Western Terrace and the outskirts of Falmouth beyond. Moulded ceiling cornice, picture rail, two radiators, glass-fronted log-burner on broad slate hearth. Telephone point, TV aerial lead.

DINING ROOM

11'7" x 15'7" (3.55m x 4.75m)

Now 'open' to the lounge with broad opening, easily 'closed' by casement doors etc if preferred. Now a superb double length reception room which, in turn, has double casement doors which open into the kitchen/breakfast room. Picture rail, radiator.

KITCHEN/BREAKFAST ROOM

A superb family sized living area with distinct breakfast room and kitchen areas.

KITCHEN AREA

8'0" x 18'8" (2.46m x 5.69m)

Comprehensively appointed with a full range of cream painted Shaker-style units with beech block worksurfaces between and tiled splashbacks. Broad range cooker recess with extractor canopies over, display shelving, walk-in shelved pantry cupboard, recess for tall fridge/freezer, radiator, white ceramic sink unit with mixer tap, further cupboards below and recess with plumbing for dishwasher.

BREAKFAST AREA

7'6" x 18'0" (2.31m x 5.49m)

uPVC double glazed lantern roof, double casement doors from the dining room, radiator, uPVC double glazed doors opening onto the rear courtyard and gardens. Inset downlighters, dimmer switching.

REAR LOBBY

Ceramic tiled flooring, leading to the:-

CLOAKROOM/WC

Low flush WC, ceramic tiled flooring, extractor fan.

UTILITY ROOM

Broad worksurface with inset stainless steel sink unit with mixer tap, recess with plumbing for washing machine, radiator, ceramic tiled flooring.

FIRST FLOOR

LANDING

Split level landing with replacement uPVC double glazed window to the side elevation. Traditional pitch pine panelled doors to the bedrooms and bathroom. Dado rail.

REAR LANDING

Leading to the:-

FAMILY BATHROOM/WC

Attractively appointed with a contemporary white suite comprising a low flush WC, moulded bath with integral shower area, mixer tap and mains-powered twin head shower over. Obscure uPVC double glazed window to the side elevation, part metro tiled walling, wash hand basin with mixer tap set in vanity unit with shelving to either side and further cupboards below. Wall mirror, inset downlighters, shaver socket, ceramic tiled flooring, radiator, access to over-head loft storage area.

BEDROOM ONE

11'8" x 11'8" (3.58m x 3.56m)

Replacement uPVC double glazed window to the rear elevation, picture rail, radiator, open-fronted fitted 'wardrobe'.

FRONT LANDING

Radiator, enclosed staircase leading to the second floor, large under-stair storage cupboard, dado rail.

BEDROOM TWO

11'4" x 10'9" (3.47m x 3.28m)

Replacement uPVC double glazed windows to the front elevation enjoying an attractive outlook over the well stocked front gardens and Western Terrace to the outskirts of Falmouth. Traditional bedroom fireplace with tiled slips and hearth, radiator, picture rail.

BEDROOM THREE

6'2" x 8'7" (1.90m x 2.63m)

Currently used as an office. Replacement uPVC double glazed window to the front, again enjoying the views over Western Terrace to the outskirts of the town. Radiator.

BEDROOM FOUR

8'3" x 9'2" (2.53m x 2.80m)

Replacement uPVC double glazed window to the side elevation, radiator, door to:-

EN-SUITE SHOWER ROOM/WC

Again, attractively appointed with a contemporary white suite comprising a low flush WC, ceramic wash hand basin with mixer tap and broad mains-powered shower cubicle with twin head shower. Part metro tiled walls, inset downlighters, double glazed window to the side elevation, towel rail/radiator.

SECOND FLOOR

BEDROOM FIVE

14'9" x 8'5" (4.50m x 2.57m)

Landing and lobby from the enclosed staircase with storage shelving. Velux roof light to the rear elevation, part restricted head height but mainly full height. Double radiator, door to extensive, boarded, loft storage area with lighting.

THE EXTERIOR

FRONT GARDEN

Pedestrian gate with twin granite gateposts from Western Terrace, steps and broad pathway leading to the sheltered entrance, bisecting the front gardens which are partially laid to lawn and stocked with an array of mature flowering shrubs and plants including azaleas, palms, hydrangeas and camellias etc.

REAR GARDEN

Lower paved terrace with double casement doors opening from the reception rooms, door to boiler with Vaillant gas fired boiler providing domestic hot water and central heating. Storage and fitted wall shelving. Exterior water tap, further garden implement store.

The main garden area being paved and decked for ease of maintenance. Timber store, pedestrian gate onto the rear lane; some prospective purchasers may wish to note others along the road have opened their rear garden to provide off-road parking and/or garaging, subject to all necessary consents.

GENERAL INFORMATION

SERVICES

Mains electricity, water, gas and drainage are connected to the property. Telephone points (subject to supplier's regulations). Gas fired central heating.

COUNCIL TAX

Band D - Cornwall Council.

TENURE

Freehold.

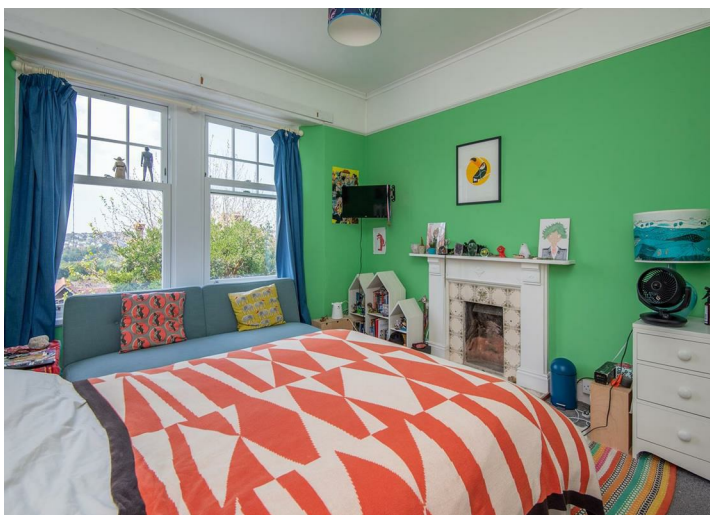
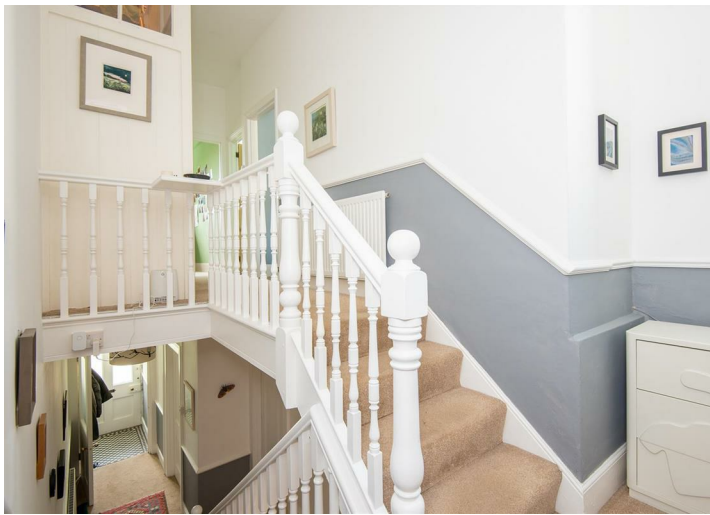
VIEWING

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

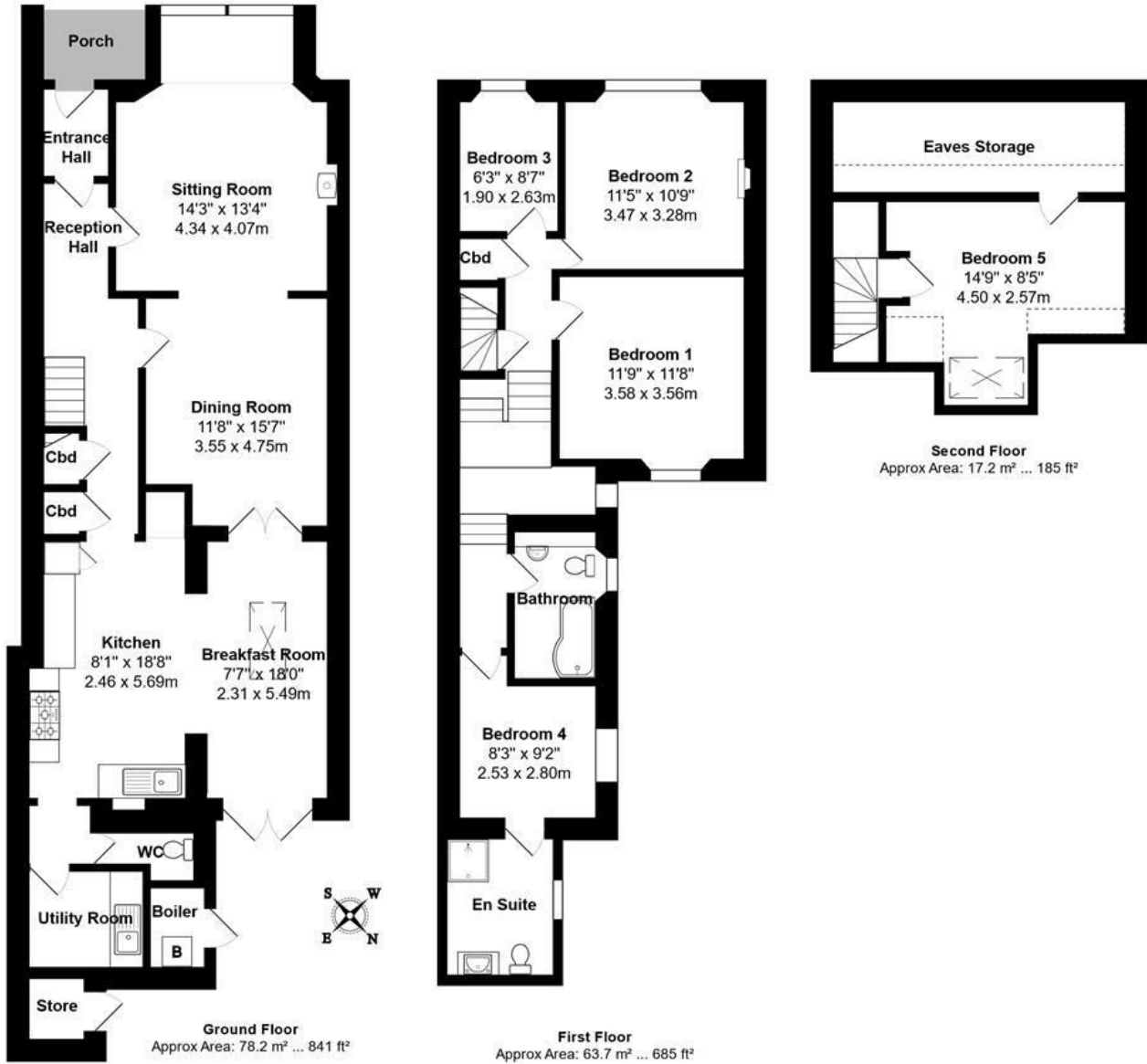
DIRECTIONAL NOTE

From Falmouth town centre and The Moor, proceed up Killigrew Street passing All Saints Church on the left-hand side. At the mini roundabout, take the first exit onto Western Terrace and take either the second or third turning left into Belmont Road or Marlborough Road, where it is best to park in the first instance.





Floor Plan



13, Western Terrace, Falmouth, TR11 4QN

Total Approx Area: 159.1 m² ... 1713 ft² (excluding porch, boiler, store, eaves storage)

All measurements are approximate and for display purposes only