



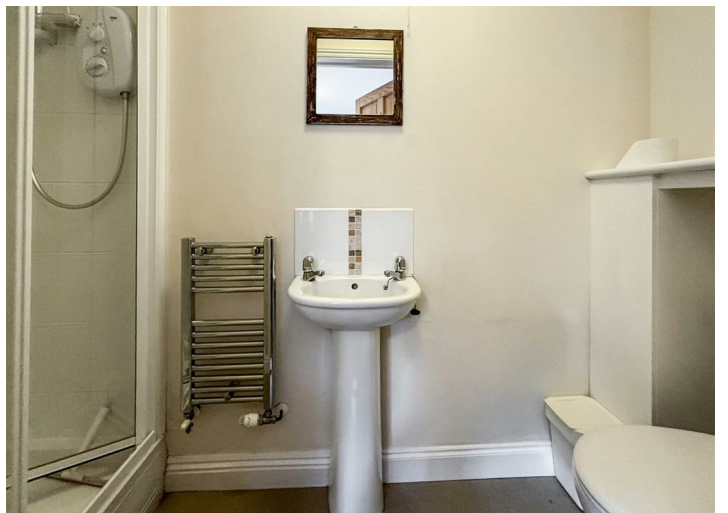
14 New Windsor Terrace, Falmouth, TR11 3BX

£319,950

Constructed in circa 2008/09, a reverse and split-level house offering 2 (formerly 3) double bedroom accommodation, immaculately presented and ready to move into with the additional benefit of vacant possession and no onward chain. Situated on a quiet road within a few minutes walk of the town centre, this modern home is well appointed, featuring a fitted kitchen with built-in appliances, bright and spacious living room, together with a sheltered and low maintenance rear garden with raised patio.

Key Features

- Mid terrace modern home
- 2 bath/shower rooms, en-suite to principal bedroom
- Reverse-level accommodation
- Immediate vacant possession and no onward chain
- 2 double bedrooms (with potential for 3) and study
- Superbly presented and well appointed
- Walkable to town centre and beaches alike
- EPC rating C



THE ACCOMMODATION COMPRISES

From the pedestrian walkway, a recessed entrance with slate paving, electric meters and painted timber panelling, together with exterior courtesy light. Part obscure glazed uPVC front entrance door opening into the:-

ENTRANCE HALLWAY

Bright and welcoming with stairs rising to first floor level, stripped pine doors providing access to bedrooms one and two, and useful walk-in storage cupboard. Electrical consumer unit, ceiling light. Three steps descend to:-

INNER HALLWAY

Further stripped pine doors giving access to extensive under-stair storage cupboard with light and ancillary shallow storage cupboard, and main bathroom. Glazed door to rear raised patio and garden.

BEDROOM ONE

The principal bedroom, generously proportioned with uPVC double glazed sash window to front elevation. Radiator, telephone point, ceiling light, TV aerial point. Stripped pine door opening into the:-

EN-SUITE SHOWER ROOM

Low flush WC, pedestal wash hand basin and shower cubicle with glazed folding door, tiled surround and Mira Go electric shower. Heated towel rail, lino flooring, strip light/shaver socket. Extractor fan, ceiling light, shelf over WC.

BEDROOM TWO

Another nicely proportioned double bedroom, once again, providing ample room for bedroom furniture including wardrobes, drawers etc. Double glazed four pane window to rear elevation providing a pleasing outlook over the raised patio and garden.

FAMILY BATHROOM

Situated to the rear of the split-level entrance hall, with pedestal wash hand basin, low flush WC, and panelled bath with handgrips, mixer tap and Mira Vie electric shower. Tiling to wet areas, mirror-fronted medicine cabinet with adjacent glass shelving and open wall-mounted storage. Lino flooring, heated towel rail, ceiling light, extractor fan. Four pane obscure double glazed window to rear elevation.

FIRST FLOOR

LANDING

Velux window providing much natural light, stripped pine doors leading to WC, study/office room and part glazed stripped pine door leading to the kitchen/diner. Drayton wall-mounted heating thermostat, hanging light.

WC

Accessed via two steps descending from the landing, comprising low flush WC with concealed cistern and shelf over, wall-mounted sink. Tiled flooring, extractor fan, ceiling light.

STUDY/OFFICE

Accessed via three steps descending from the landing, with wood-effect flooring, two pane casement window offering a far-reaching outlook over Falmouth town, Velux window, ceiling light, radiator. Telephone point, cupboard housing

Worcester combination boiler providing domestic hot water and heating. Sloped ceiling.

KITCHEN/DINER

Well sized, with a Shaker-style kitchen fitted to one side, showcasing an array of cupboard and drawer units above and below a roll top beechwood-effect worksurface incorporating a stainless steel sink with drainer and mixer tap, together with appliances including a Candy four-ring gas hob with electric oven and Zanussi extractor fan. Sharp integral dishwasher, Lamona integrated washer/dryer, and integrated tall fridge/freezer. Double glazed casement window to rear elevation providing a far-reaching outlook over the rooftops of Falmouth town. Ceiling spotlights, hanging light, radiator, tile-effect flooring. Stripped pine door opening into the:-

LIVING ROOM

Spanning the width of the property, featuring two sets of uPVC sash windows to the front elevation, allowing much natural light. Radiator, loft hatch, ceiling light, BT Openreach master hub. Telephone point, TV aerial point, stripped pine door to cupboard housing Worcester unvented water tank and solar hot water cylinder. The living room also provides the option of separation to create a third bedroom, if required, and should be noted by those prospective purchasers wishing to accommodate a larger family or have a further guest bedroom with minimal labour and cost incurred.

THE EXTERIOR

RAISED PATIO AND LOWER GARDEN

A raised sandstone patio, nicely enclosed by trellis fencing and creeping ivy, descends to a lower, enclosed and low maintenance rear garden, once again, with established and natural boundaries featuring tall bamboo to the rear, together with bushes and shrubbery, mainly laid to stone shingle. Excellent space in which to enjoy a morning coffee or the afternoon sun, requiring little maintenance throughout the year.

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. Solar panelling providing hot water in the summer.

COUNCIL TAX

Band C - Cornwall Council.

TENURE

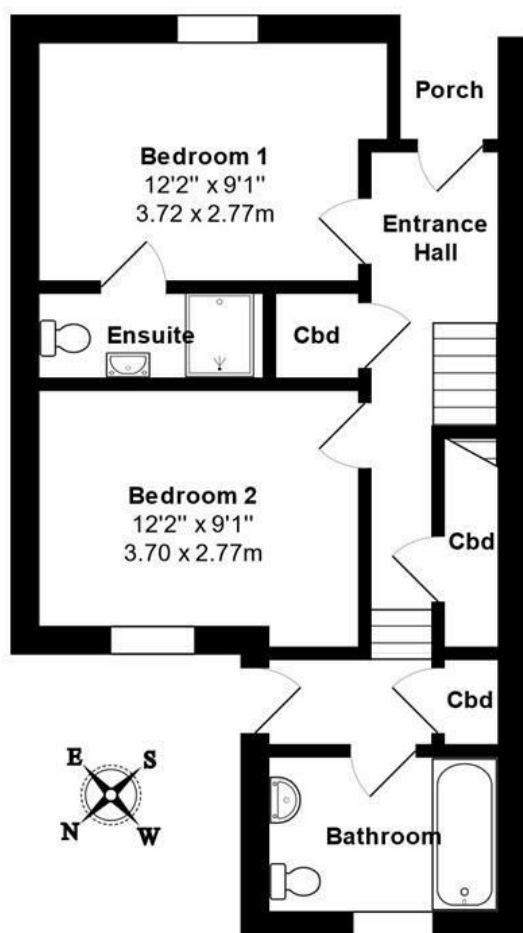
Freehold.

VIEWING

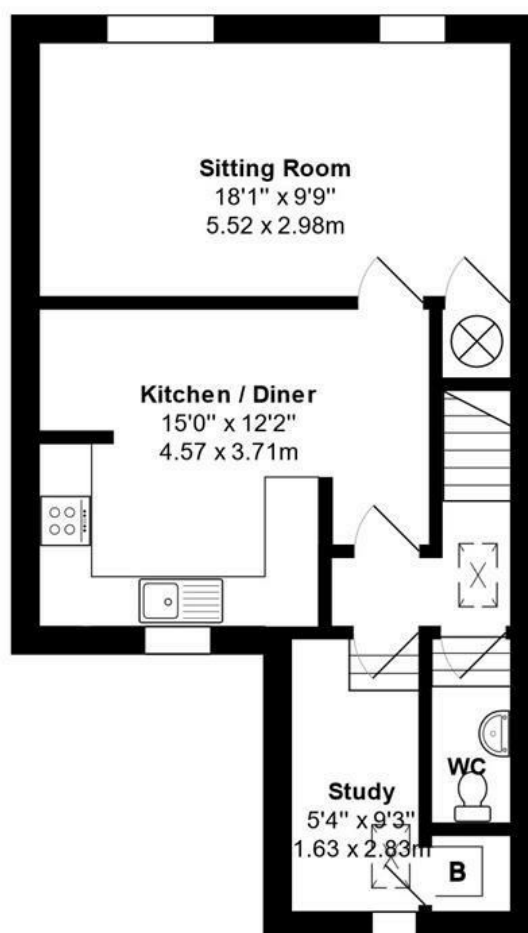
Strictly by appointment only with the vendors' Sole Agent - Laskowski & Company, 28 High Street, Falmouth, TR11 2AD. Telephone: 01326 318813.



Floor Plan



Ground Floor
Approx Area: 44.2 m² ... 476 ft²



First Floor
Approx Area: 45.5 m² ... 490 ft²

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Total Approx Area: 88.8 m² ... 956 ft²

All measurements are approximate and for display purposes only