



## 2 Western Terrace, Falmouth, TR11 4QN

Guide Price £615,000

Occupying a prominent position on the corner of ever-popular Western Terrace and Marlborough Road, perfectly located for schools, the seafront, beaches, harbourside, town centre, and all amenities, a superbly proportioned 3-storey, semi-detached house which offers well appointed and versatile 4 bedroom, 2 bath/shower room accommodation, benefiting from double glazing and gas fired central heating, together with an attached garage, additional off-road parking and an unusually large, safe, secure walled rear garden. In all, a delightful family home.

### Key Features

- Elegant semi-detached house
- 4 bedrooms and 2 bath/shower rooms
- Versatile 3-storey accommodation
- Garage/workshop and additional off-road parking
- Well proportioned throughout
- Unusually large walled rear garden
- Double glazing and gas fired central heating
- EPC rating D







## THE PROPERTY

2 Western Terrace occupies a prominent position on this sought-after residential road, an approximate 10 minute walk from the town centre, harbourside, seafront and beaches, with the tennis and squash club, Baptist church, regular bus service, King Charles primary school, doctors surgery, Woodlane art college and convenience store 'on the doorstep'.

A delightful, complete and exceptionally well appointed family home, 2 Western Terrace benefits from replacement uPVC double glazing and a modern gas fired central heating system which compliments numerous original features such as high ceilings, tall skirting boards, moulded cornices, pitch pine panel doors, and moulded architraves etc, to create a high quality home in one of Falmouth's most sought-after and convenient areas.

Set back from the road side within an attractively stocked front garden, a pathways leads to a sheltered entrance with traditional panel door with brass furnishings. An entrance porch with tessellated tiled flooring leads into a deep reception hall which features an elegant staircase with turned balustrade, and pitch pine doors with moulded architraves to the reception rooms. A well proportioned lounge with bay window and real flame gas fire opens through a broad archway into a dining room (formerly two rooms) and from the lounge, there is a courtesy door to a conservatory/sun room which enjoys the extremely sunny south westerly aspect to the front elevation. A very deep kitchen is extensively fitted with a full range of cream-painted shaker-style units, and to the rear of the kitchen there is a useful utility area with ground floor cloakroom/shower room off. All first floor rooms are accessed from an attractive part galleried, split-level landing with a broad, full-width bedroom to the front elevation (again, formerly two rooms) opening onto a south west facing balcony. There are two further double bedrooms on this floor, served by a well proportioned family bathroom, with the fourth bedroom occupying the second floor where there is also extensive loft storage.

Outside, an attached single garage with workshop area has an internal courtesy door to the sun room/conservatory, with additional off-road parking provided in a rear courtyard with double gates from Marlborough Road. The rear gardens, a particular feature of the property, enjoy a long return frontage to Marlborough Road and are fully enclosed by tall stone walling which provide a high degree of privacy and shelter and include paved sun terracing, BBQ area, level lawns and well stocked borders.

Early viewing unhesitatingly recommended.

## THE ACCOMMODATION COMPRISES

### SHELTERED ENTRANCE

Pathway from the front garden with timber balustrade and traditional panelled, part glazed entrance door with leaded and stained glass fan light, opening into the:-

### ENTRANCE PORCH

Tall ceiling, tessellated tiled flooring, walls panelled to dado height, pitch pine half glazed casement door opening into the:-

## RECEPTION HALL

A deep, traditional, welcoming reception area, again featuring the tall ceiling, with broad, easy rising staircase with turned balustrade leading to the part galleried first floor landing. Under-stair storage cupboards, further full height cupboard with louvre doors. Double radiator, pitch pine panelled doors with moulded architrave opening into the:-

## OPEN-PLAN LOUNGE AND DINING ROOM

Interconnecting via a broad archway, both with separate doors from the reception hall for sub-division once again if preferred. Tall ceiling heights, moulded cornices, picture rails and tall skirting boards throughout.

## LOUNGE AREA

Broad window with tall replacement uPVC double glazed screen to the front elevation enjoying a sunny outlook over the gardens. Double radiator, open fireplace with tiled slips, timber surround, slate hearth and real-flame gas fire.

## DINING AREA

Tall replacement uPVC double glazed window to the rear elevation, double radiator.

## SUN ROOM/CONSERVATORY

Half glazed door from the lounge area, of mainly stone construction under a pitched polycarbonate roof with sealed unit double glazed windows and half glazed door overlooking and opening onto the gardens. Ceramic tiled flooring, slate plant shelving, internal door to the attached garage.

## KITCHEN

Comprehensively appointed with a full range of cream painted Shaker-style base and wall units with round-edge worksurfaces between, with complementary tiled splashbacks. Broad 'dresser' unit with glazed display cabinets. Tiled recess for range cooker with gas point. Stainless steel sink unit with mixer tap and cutlery drainer. Recess with plumbing for dishwasher. Boiler cupboard with louvre door housing Worcester gas fired boiler providing domestic hot water and central heating. Coved ceiling, timber-effect flooring, double radiator, space for tall fridge/freezer, two replacement uPVC double glazed windows and half glazed door overlooking and opening onto the rear gardens. Pine door opening into the:-

## REAR LOBBY/UTILITY AREA

Ceramic tiled flooring, pine panelled ceiling, recess with plumbing for washing machine, double glazed screen to the rear elevation. Doorway to the:-

## GROUND FLOOR CLOAKS/SHOWER ROOM

Contemporary white three-piece suite comprising a low flush WC, pedestal wash hand basin with mixer tap, and walk-in shower cubicle with Mira instant shower. Part ceramic tiled walls, ceramic tiled flooring, tall towel rail/radiator, Dimplex convector heater, inset downlighters, Ventaxia extractor fan, obscure double glazed window to the rear elevation.

## FIRST FLOOR

### SPLIT LEVEL LANDING

Double glazed screen to the side elevation, part galleried with turned balustrade. The rooms from the rear landing:-

### BEDROOM THREE

Double glazed window with timber sill to the side elevation, radiator.

### FAMILY BATHROOM/WC

White three-piece suite comprising a low flush WC, pedestal wash hand basin and panelled bath with handgrips and antique-style mixer tap with shower attachment. Part tiled walls, access to over-head loft storage area, radiator, timber flooring, two replacement obscure uPVC double glazed windows to the side elevation.

### FRONT LANDING

Staircase rising to the second floor with shelving linen cupboard under.

### BEDROOM TWO

uPVC double glazed door to the rear elevation enjoying an attractive outlook over the deep walled rear gardens. Picture rail, double radiator.

### BEDROOM ONE

A particularly well proportioned and light room, facing south, with two tall double glazed windows overlooking Western Terrace and uPVC double glazed door opening onto the balcony with timber balustrading. Picture rail, double radiator. Two pitch pine panelled doors provide access from the front landing thus providing the opportunity to re-sub-divide this large room to form two bedrooms (making a total of five), if preferred.

### SECOND FLOOR

#### LANDING

Door to large and extremely useful, fully boarded loft area with lighting.

### BEDROOM FOUR

Two deep silled casement windows to the side elevation, double radiator, access to further eaves storage area.

### THE EXTERIOR

#### FRONT GARDEN

Well stocked front gardens provide a high degree of privacy from the roadside, where there is a wrought iron gate together with timber granite gateposts which open onto the pathway leading to the sheltered front entrance. Rockery borders, lawned area, range of mature shrubs and plants including holly, hydrangeas, camellia and bay etc. Pathway continuing across the front of the house to the sun room/conservatory.

#### ATTACHED GARAGE

Double timber folding doors from the rear courtyard and parking area. Light and power connected, connecting door to the sun room/conservatory.

#### REAR COURTYARD/PARKING AREA

Double gates including inset pedestrian gate from the side elevation - Marlborough Road. Providing off-road space and turning area to the attached garage. Exterior courtesy lighting, cold water tap, door to the kitchen.

### REAR GARDEN

A real feature of the property; fully walled and therefore extremely secure - ideal for those with children and pets etc. Stone walling with feature dracaena palm from the courtyard area, granite and paved steps rising to a broad paved patio with brick barbecue area. Level lawn extending to the rear boundary with borders attractively stocked with bay tree, further dracaena palm, specimen trees and flowering shrubs. A delightful, large, sunny and sheltered garden, difficult to find in Falmouth for properties within this price range, so close to the town centre.

### GENERAL INFORMATION

#### SERVICES

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

#### COUNCIL TAX

Band D - Cornwall Council.

#### TENURE

Freehold.

#### VIEWING

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

#### DIRECTIONAL NOTE

2 Western Terrace occupies a prominent position, close to the foot of Western Terrace, opposite the Baptist Church and Squash/Tennis Club, with King Charles Junior School, regular bus services and Albany Road convenience store all within easy walking distance.







Floor Plan



GROUND FLOOR



1ST FLOOR



2ND FLOOR

2 WESTERN TERRACE FALMOUTH TR11 4QN  
TOTAL APPROX. FLOOR AREA 185.0 SQ.M. (1991 SQ.FT.)  
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  
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