



## 9 Gyllyngvase Terrace, Falmouth, TR11 4DL

### £2,000 Per Month

This is a vast, spacious 4-bedroom family home located on Gyllyngvase Terrace, a centrally located property a just a short stroll from the stunning Gyllyngvase Beach. Viewing is highly recommended to appreciate the size and location of this property, which is available on a long term unfurnished let.

The accommodation offers to the ground floor, a large living room with feature fireplace, a large separate dining room, a farmhouse style kitchen with space for white good appliances and an opening leading to the conservatory as well as a small understairs shower room.

To the first floor, the property benefits from two large double bedrooms, an additional third bedroom and two fitted separate shower rooms. Finally to the top floor, there is a large attic master bedroom, with beautiful views of the Bay, as well as a further fourth separate shower room!

This property has the added benefit of a courtyard garden to the front, as well as an allocated parking space to the rear and gas central heating. Undergoing some work currently, the property is available from April onwards on a residential basis.

Please note tenants are responsible for the payment of the mains utilities on top of the rent including but not limited to: gas, electric, water, council tax, TV license and internet.

EPC band D. Council tax band D. Holding deposit to be a maximum of one week's rent payable upon acceptance. Security deposit of five weeks rent payable upon signing of the tenancy agreement.

Broadband checker: [ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker](https://ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker)

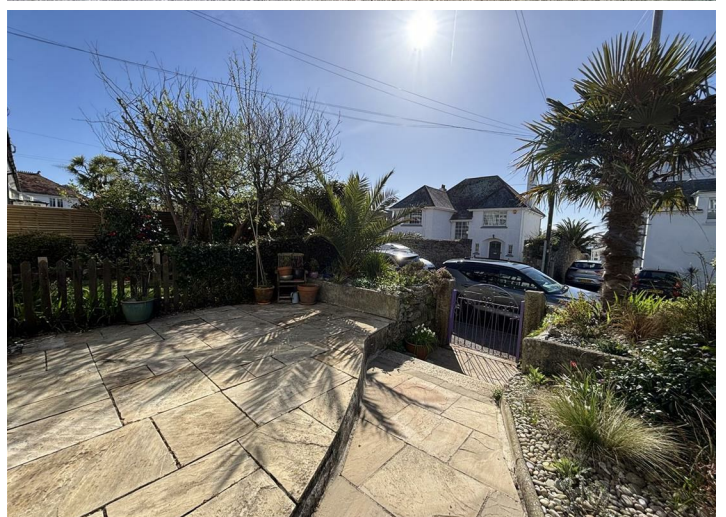
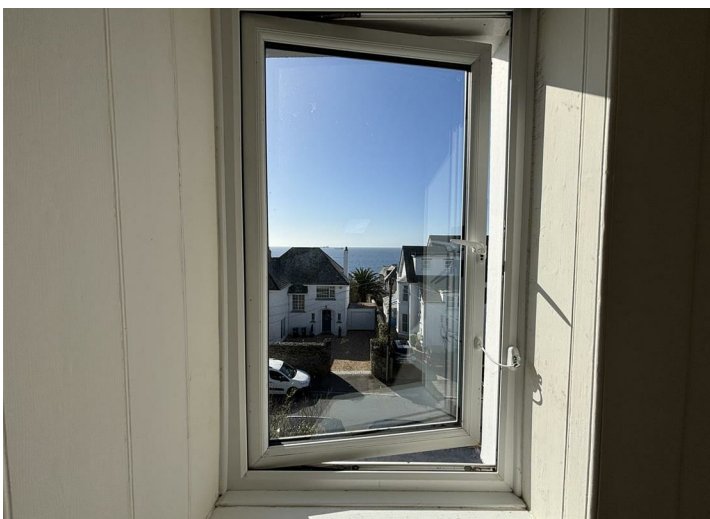
## Key Features

- Four bedroom mid-terrace family home
- Located just a short stroll from the stunning Gyllyngvase Beach
- Allocated parking space to the rear
- Gas central heating
- EPC band D
- Vast and spacious accommodation on offer
- Offered on an unfurnished basis for a long term let
- Beautiful sea views from the higher elevations of the property
- Allocated courtyard garden to the front aspect
- Council tax band D











# Floor Plan



9 GYLLYNGVASE TERRACE FALMOUTH TR11 4DL

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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