



Laskowski
&Co



10 Trefusis Road, Flushing, Falmouth, TR11 5TY

Guide Price £225,000

Located within the heart of Flushing village and accessed along a secluded, quiet 'opeway' set just off Trefusis Road, is this well proportioned 2 bedroom ground floor maisonette. The accommodation comprises a living room with fireplace housing a wood-burning stove, good size kitchen/diner, 2 bedrooms, shower room and useful store room. The apartment offers large sash windows which provide plenty of natural light. An ideal main home, or letting investment.

Key Features

- Ground floor maisonette within Grade II Listed building
- Living room with wood-burning stove
- Within moments of the village amenities and quay
- No onward chain
- 2 bedrooms
- Spacious kitchen/diner
- Ideal main home or investment
- EPC rating E



LOCATION

Flushing is one of the most admired and sought-after villages on the south coast of Cornwall, by virtue of its extremely sheltered position, warm climate, direct access onto the superb day-sailing waters of the Fal Estuary and proximity to the nearby towns of Falmouth and Truro. A small and highly regarded primary school is set in the heart of the village. A potent attraction is the sailing club, which runs the finest yacht racing, situated on the quay with panoramic views of Falmouth Harbour, close to The Waterside restaurant, offering fresh seafood and idyllic views. There are also two great public houses, The Royal Standard and Harbour House.

THE ACCOMMODATION COMPRISES

From Trefusis Road, an 'opeway' leads onto to a small opening whereby Number 10 can be found on the left-hand side. Obscure glazed front door to the:-

ENTRANCE PORCH

Tiled flooring, cupboard housing fuse box and electric meter. Steps up to the:-

ENTRANCE HALLWAY

Open to the living room and kitchen. Doors to bedroom two, shower room and store room. Recessed ceiling lights.

KITCHEN/DINING ROOM

A good sized kitchen with eye and waist level units, worktop with inset stainless steel sink/drainage unit with mixer tap, space for cooker with electric cooker point, part tiled walls. Recess ideal for fridge/freezer, space and plumbing for washing machine, space and plumbing for slimline dishwasher. Two double glazed windows to side aspect. Tiled flooring, recessed ceiling lights. Ample space for a dining table and chairs. Wall mounted electric radiator.

BEDROOM TWO

Velux window providing natural light, recessed ceiling lights, wall mounted electric radiator.

SHOWER ROOM

Large shower cubicle, fully tiled with Mira Jump electric shower and glass sliding doors. Dual flush WC, pedestal wash hand basin with mixer tap. Fully tiled walls and flooring. Obscure double glazed window, ceiling light. Chrome electric heated towel rail/radiator.

STORE ROOM

A spacious and versatile store room with built-in cupboards and shelving, housing the hot water cylinder, power and light.

LIVING ROOM

Large double glazed sash window to the front aspect, with secondary glazing. Fireplace housing a cast iron wood-burning stove set on a slate hearth. Telephone point, wall mounted electric radiator. Recessed ceiling lights, glazed door to:-

BEDROOM ONE

A light and bright room with large full height windows to the front aspect, with secondary glazing. Recessed ceiling lights, wall mounted electric radiator.

THE EXTERIOR

There is an area for bin storage, with an outside cold water tap.

GENERAL INFORMATION

SERVICES

Mains water, electricity and drainage are connected.

COUNCIL TAX

Band B - Cornwall Council.

TENURE

Leasehold, 999 year lease from 23 August 1988, with a 50% share of the freehold. We understand Number 10 enjoys a right of way along the passageway.

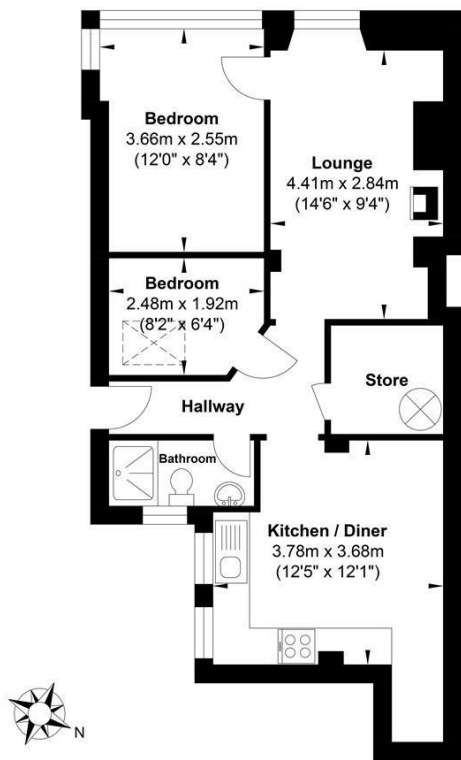
VIEWING

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



Floor Plan

10 Trefusis Road



Gross Internal Floor Area : 51.2 m2 ... 551 ft2

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.