



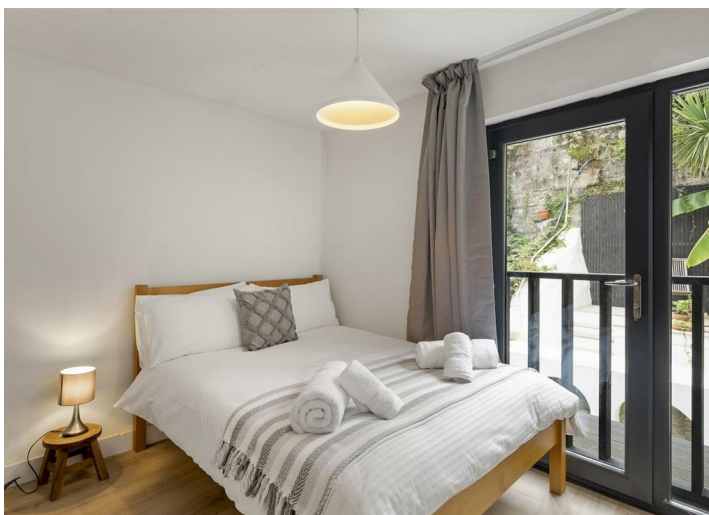
## 40 Gyllyng Street, Falmouth, TR11 3EL

£375,000

Located within a short terrace of only 3 properties, an end of terrace 3 bedroom 3-storey 'town house' which has been remodelled and beautifully renovated. Formerly 2 bedrooms, the garage has now been converted to provide the option of a superb 'self-contained annexe', ideal for those looking to generate an income from letting. The contemporary accommodation now comprises, on the ground floor: entrance hallway, self-contained annexe or bedroom 3, with its own en-suite shower room and kitchenette. On the first floor is a wonderful dual aspect open-plan kitchen, dining and living space which gives access to an enclosed 'Mediterranean'-style courtyard garden. The second floor offers 2 further double bedrooms and a modern family shower room. The property is warmed by gas central heating and is fully double glazed. No onward chain.

### Key Features

- Contemporary 3-storey, 3 bedroom 'town house'
- Self-contained studio annexe, with income potential
- Central town location, just moments from the shops and waterfront
- Gas central heating and double glazing
- Beautifully renovated to a high standard
- Open-plan first floor living space with modern kitchen and access to the garden
- South west facing 'Mediterranean'-style courtyard garden
- EPC rating D



## THE ACCOMMODATION COMPRISES

### DECKED FRONT TERRACE

French doors to ground floor self-contained annexe and obscure front door to:-

### ENTRANCE HALLWAY

Central ceiling light, wood-effect laminate flooring. Door to annexe/bedroom three. Timber painted staircase to first floor.

### ANNEXE/BEDROOM THREE

Converted from the original garage, now providing a versatile space providing self-contained annexe accommodation or a third bedroom with en-suite. Accessed via external French doors from the front aspect, or internally from the main entrance hallway. Wood-effect laminate flooring, central ceiling light, radiator, cupboard housing electric meter. A kitchenette provides both eye and waist level units, sink, two-ring hob with extractor fan, shelf for microwave. The bedroom is open to the:-

### EN-SUITE SHOWER ROOM

Walk-in shower cubicle with electric shower and concertina shower screen, dual flush WC, wash hand basin set within a storage unit under. Large under-stair storage cupboard with light.

### FIRST FLOOR

### LIVING SPACE

A wonderful dual aspect living space, incorporating a kitchen, dining and lounge area.

### KITCHEN AREA

Well appointed with white high-gloss eye and waist level units, worktop with inset stainless steel sink/drainage unit and extendable mixer tap. Inset four-ring gas hob with electric oven under and stainless steel extractor fan over. Built-in fridge/freezer. Cupboard housing gas combination boiler, recessed ceiling lights. Utility cupboard currently housing washer/dryer. Double glazed window and door providing access to the rear courtyard garden. Attractive solid bamboo flooring extending to the:-

### LOUNGE/DINING AREA

A defined dining area leading to the lounge, with a large double glazed floor-to-ceiling window to the front aspect, providing plenty of natural light with further high level window to side. Pendant lighting, contemporary radiator, painted timber staircase to:-

### SECOND FLOOR

### LANDING

Doors to bedrooms one and two, and shower room. Loft hatch, central ceiling light, over-stair storage cupboard with shelving.

### BEDROOM ONE

A beautifully light bedroom with large floor-to-ceiling window to the front aspect and further high level window to one side. Wood-effect laminate flooring, central ceiling light with additional wall mounted lighting.

### BEDROOM TWO

Double glazed door and window with Juliet balcony overlooking the rear courtyard and raised terrace. Built-in wardrobe with hanging rail, central ceiling light.

### SHOWER ROOM

Beautifully appointed with contrasting tiled walls and flooring. Walk-in shower with rainfall-style shower head and glass shower screen, vanity unit housing circular wash hand basin with mixer tap, dual flush WC. Recessed ceiling lights, extractor fan.

### THE EXTERIOR

### REAR COURTYARD GARDEN

Accessed from the kitchen on the first floor, the courtyard garden provides a decked seating area with an attractive archway and stone paved steps which lead up to a raised terrace. This sheltered Mediterranean-style garden enjoys a sunny south-west aspect.

### GENERAL INFORMATION

### SERVICES

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

### COUNCIL TAX

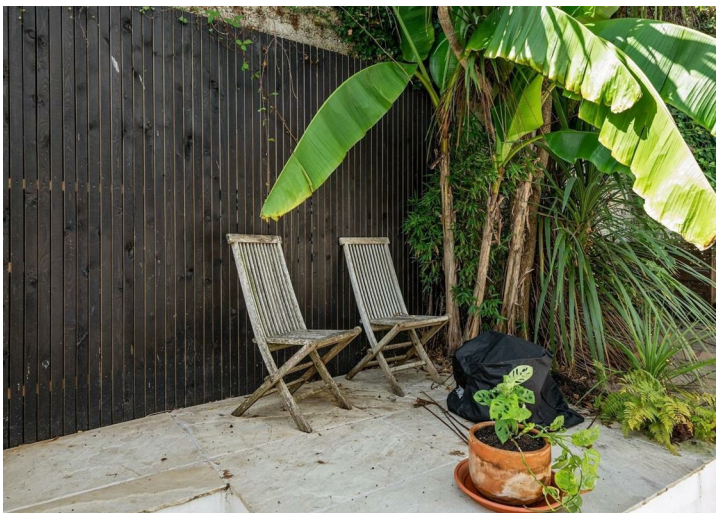
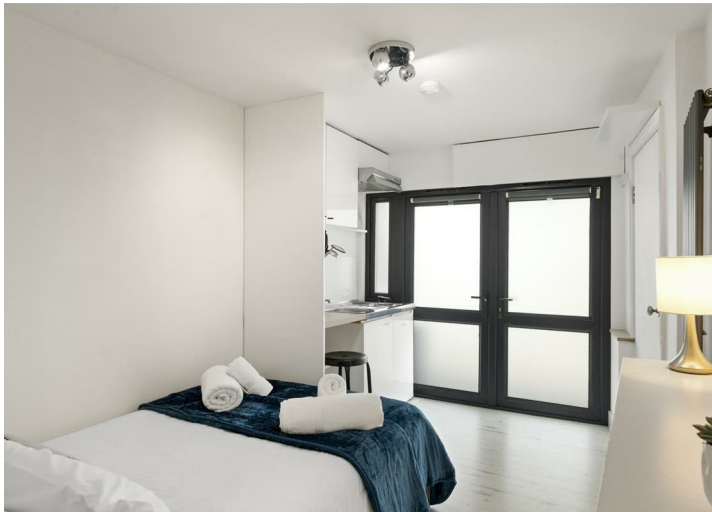
Band C - Cornwall Council.

### TENURE

Freehold.

### VIEWING

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



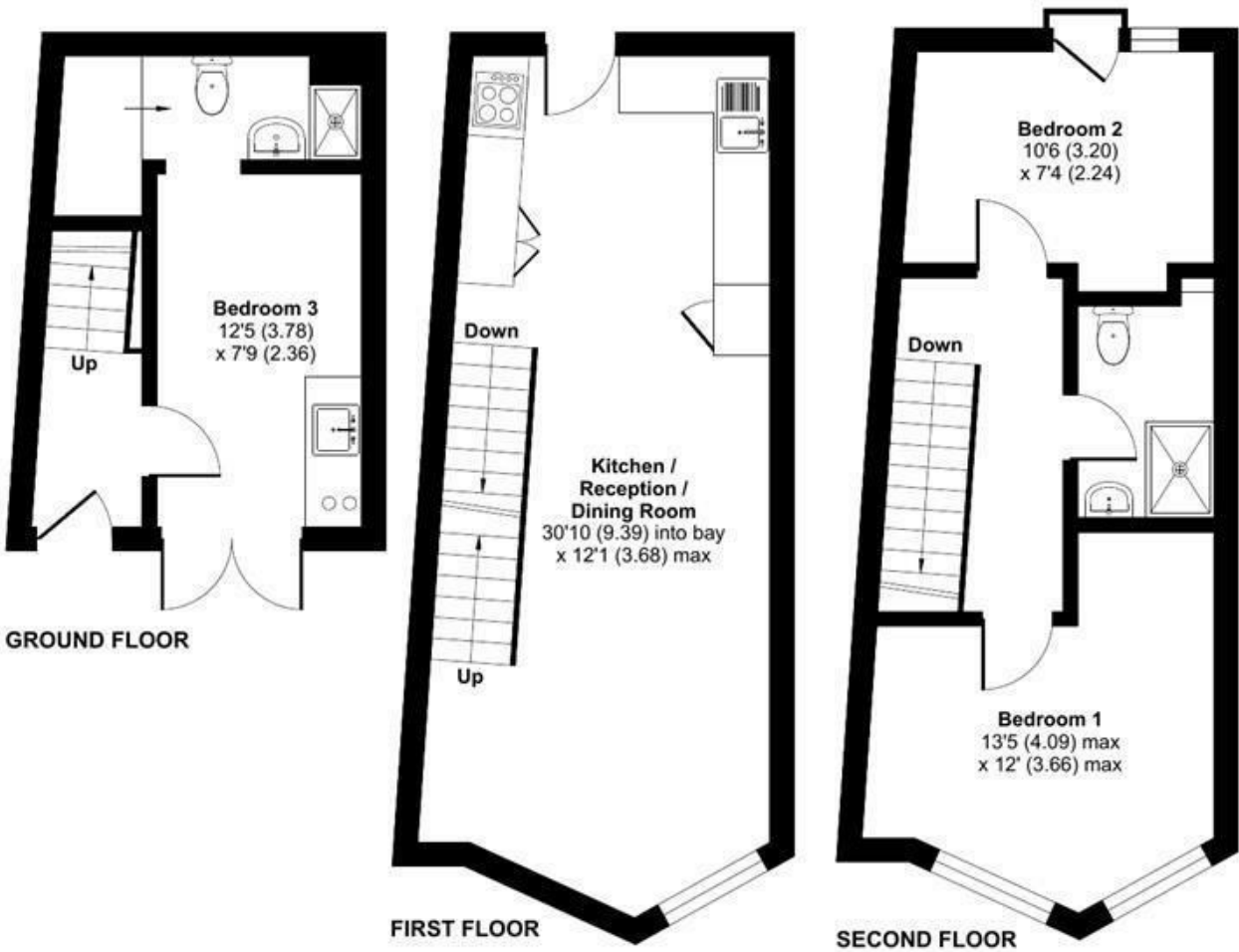


Floor Plan

Gyllyng Street, Falmouth, TR11

Approximate Area = 851 sq ft / 79.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Laskowski & Company. REF: 1058253