



Flat 3, 41 High Street, Falmouth, TR11 2AF

£1,000 Per Month

A well-proportioned first floor two-bedroom apartment, situated within High Street, a stone's throw from the towns centre. Providing a light and airy living room with stunning views across the estuary to Flushing, a kitchen with appliances if needed, a three-piece fitted bathroom and two bedrooms, one double and one single.

Offered on an unfurnished basis for a long term let from early November, this property would be well suited to a working professional couple or single occupant.

Please note there is no allocated parking, and 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 C. Council tax band B. 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

Key Features

- First floor two bedroom flat
- Town centre location
- Gas central heating
- Please note, there is no allocated parking
- Council tax band B
- Beautiful views of the River Fal out across to Flushing
- Within a period Grade II Listed building
- Situated on the bustling Old high Street
- EPC rating C



THE ACCOMMODATION COMPRISES

COMMUNAL ENTRANCE HALL

Traditional broad panelled doorway opening from Falmouth's Old High Street. Low level cupboards housing individual gas meters, staircase rising to a mid-landing and continuing to the first floor landing.

PRIVATE ENTRANCE

Deep hallway, central heating thermostat, inset downlighters, electrical trip switching. Panel-effect doors to all rooms.

LIVING ROOM

Tall sash window to the rear elevation enjoying a beautiful, ever-changing outlook over the constant marine activity within Falmouth's inner harbour, across to the picturesque village of Flushing, surrounding countryside, Trefusis Point, the deep sailing waters of The Carrick Roads, and shoreline of The Roseland Peninsula. Radiator, TV aerial socket, tall built-in cupboard housing recently installed (2024) Worcester gas fired boiler providing domestic hot water and separate heating. Dimmer switching, entry phone system.

KITCHEN

Sliding door from the entrance hall, range of high gloss shaker-style units with tall brushed steel handles and round edge worksurfaces between with complimentary tiled splashbacks. Corner display shelving, wine rack, inset stainless steel sink unit with mixer tap, recess with plumbing for automatic washing machine. Four ring gas hob with oven/grill below. Integrated fridge and freezer cabinet. Extractor fan, broad serving hatch to the living room with views beyond to the harbour and outskirts of Flushing.

BATHROOM/WC

White three piece suite comprising low flush WC, pedestal wash hand basin with mixer tap and panelled bath with mixer tap and shower attachment. Part tiled walls, extractor fan, radiator.

BEDROOM ONE

Tall sash window with secondary double glazing to the front elevation, radiator, telephone point, broad range of full height fitted wardrobes with hanging rails and shelving.

BEDROOM TWO

Tall sash window to the front elevation, radiator.

THE EXTERIOR

BASEMENT STORAGE AREA

To the side of the building are granite steps descending to the basement. There is a private storage area ideal for bikes, surfboards, bins and recycling.

GENERAL INFORMATION

SERVICES

Mains water, electricity, drainage and gas are connected to the property. Telephone points (subject to supplier's regulations). Gas fired central heating.

COUNCIL TAX

Band B - Cornwall Council.

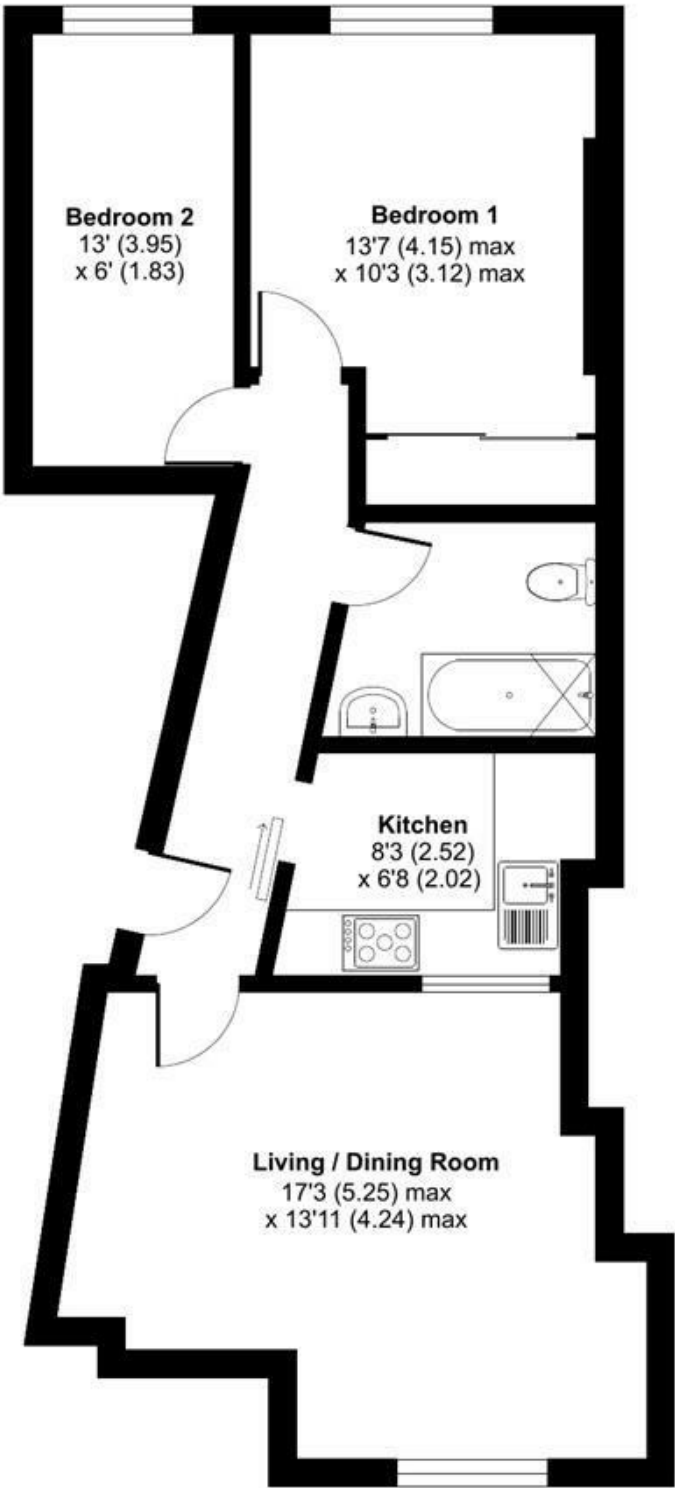


Floor Plan

High Street, Falmouth, TR11

Approximate Area = 597 sq ft / 55.4 sq m

For identification only - Not to scale



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nidecom 2025. Produced for Laskowski & Company. REF: 1324350