



10f Church Street, Falmouth, TR11 3DR

Guide Price £260,000

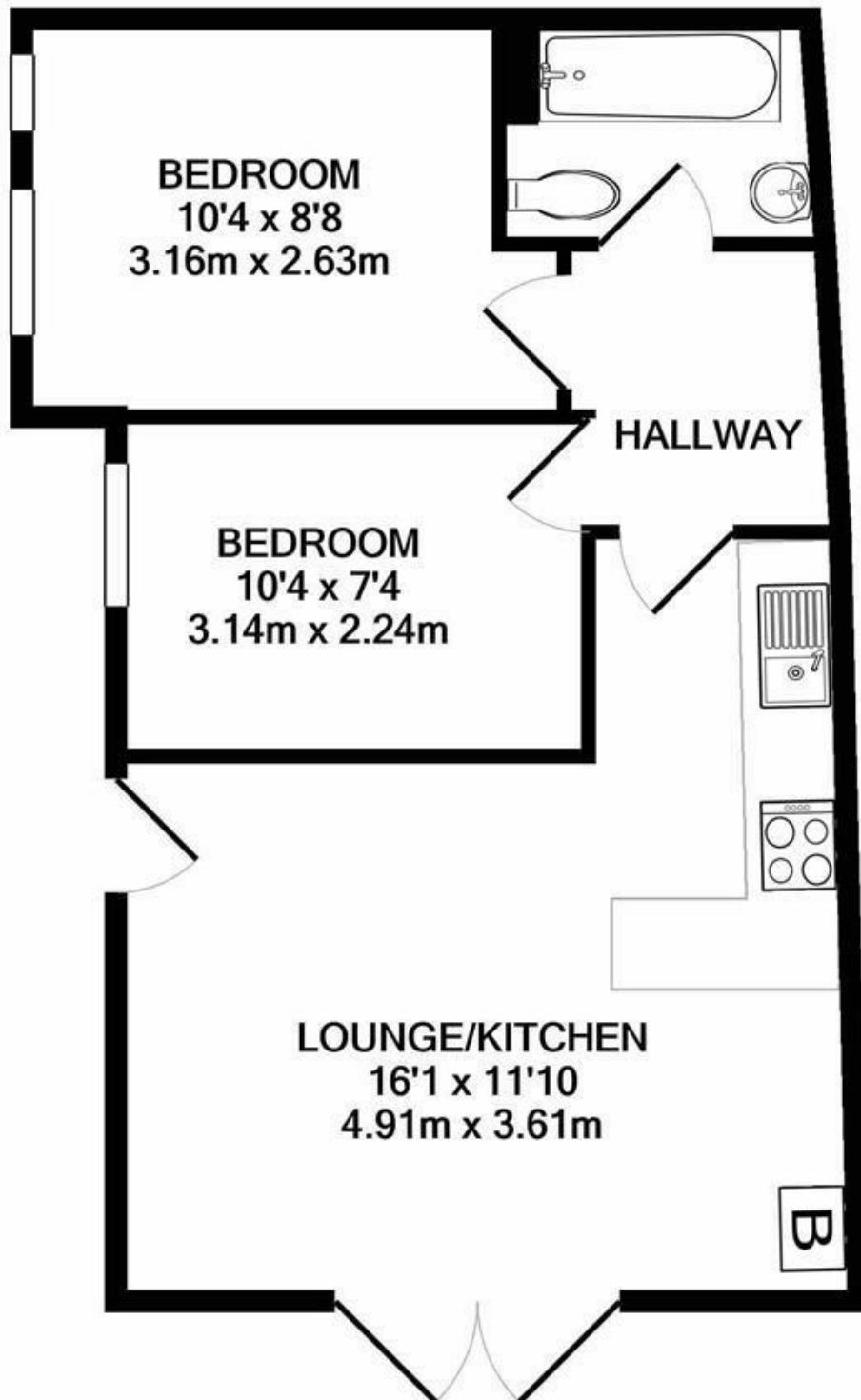
A quirky 2 bedroom end of terrace property, boasting views over the communal garden and 'tucked' away behind the very centre of Falmouth town. The property has been let to students, with the current tenancy generating £14,123 per annum gross (terminating June 2024). This figure will increase notably should an incoming purchaser seek to acquire the property as an investment. We believe this charming property will be of interest to a wide array of buyers and we therefore strongly recommend a viewing is arranged without hesitation.

Key Features

- 2 bedrooms over a single-storey
- Prime central Falmouth town location
- Use of communal garden
- Attractive property with views over garden
- 452 sq ft
- EPC rating C



Floor Plan



TOTAL APPROX. FLOOR AREA 451 SQ.FT. (41.9 SQ.M.)

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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