



## 10e Church Street, Falmouth, TR11 3DR

Guide Price £285,000

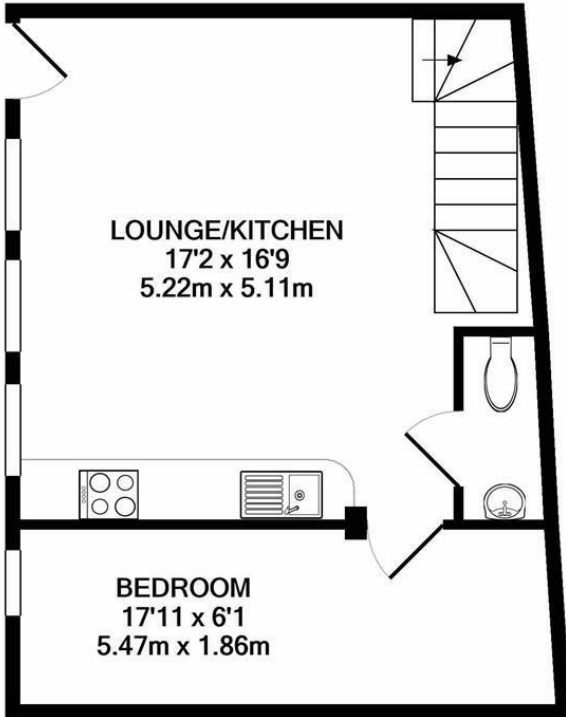
An attractive 3 bedroom mews house 'tucked' away behind the very centre of Falmouth town. The property has been let to students, with the current tenancy generating £19,419 per annum gross (terminating June 2024). This figure will increase notably should an incoming purchaser seek to acquire the property as an investment.

### Key Features

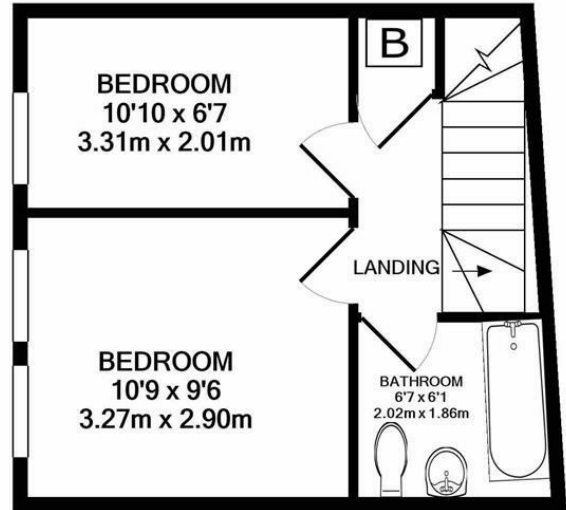
- 3 bedrooms
- Open-plan lounge/kitchen area
- 667 sq ft
- EPC rating C
- Attractive mews house
- Prime central Falmouth town location
- Use of communal garden



# Floor Plan



GROUND FLOOR  
APPROX. FLOOR  
AREA 394 SQ.FT.  
(36.6 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 274 SQ.FT.  
(25.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 668 SQ.FT. (62.1 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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