



## 17 Coventry Road, Flushing, Falmouth, TR11 5TX

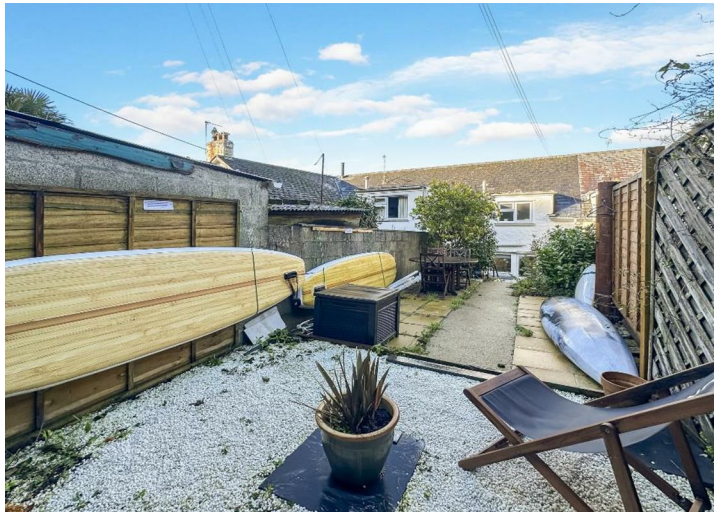
£295,000

A charming, mid terrace, 1 double bedroom fisherman's cottage, located in the heart of Flushing, one of Cornwall's most desirable villages, benefiting from a fantastic, sunny, and deep garden terrace. Flushing is a beautiful riverside fishing village just across the water from the port of Falmouth, with riverside beaches, 2 pubs, a village school, sailing club and shop, as well as a daily foot ferry from Flushing Harbour to The Prince of Wales Pier in Falmouth. In all, an ideal investment, bolthole or permanent home.

### Key Features

- 1 double bedroom
- Mid terrace
- Surprisingly deep and sunny rear garden
- Ideal bolthole, investment or permanent home, with no onward chain
- Close to village amenities
- EPC rating E





## THE ACCOMMODATION COMPRISES

From the pedestrian walkway, a Cornish granite threshold with step rises to a hardwood entrance door, with multi obscure glass panes, leading into the:-

### ENTRANCE VESTIBULE

Ornate flooring, further half-height tiling to walls, ceiling light, electric meter and consumer unit. Multi glass pane door leading into the:-

### LIVING ROOM

An inviting and cosy living room with stairs rising to the first floor, with small open under-stair storage area. Shallow walk-in recess with recently installed uPVC double glazed window, Beldray Smart ceramic radiator, TV aerial point, telephone point. Feature fireplace (decommissioned) with wood mantel and slate hearth, which could be reinstated, if desired. Wood-effect laminate flooring, opening leading into the:-

### KITCHEN

A newly fitted shaker-style kitchen comprising cupboards both above and below a wood-effect laminate work surface with inset stainless steel sink with mixer tap and drainer. Integrated electric hob with fan oven and extraction fan, tiled splashback, fridge/freezer. Alcove providing ample space for a small dining table. Small storage cupboard, beamed ceiling with spotlights, wood-effect laminate flooring, uPVC rear entrance door and double glazed window with deep slate sill.

### FIRST FLOOR

### MID-LANDING

Panelled door providing access into the:-

### BATHROOM

A large shower cubicle with double shower tray and glass screen, and rainfall-style dual head power shower, low flush WC, wash hand basin set in a vanity unit with mixer tap and cupboards under. Mosaic tile-effect lino flooring, heated towel rail, ceiling light, newly fitted obscure uPVC double glazed window to the rear elevation.

Two steps rise to the:-

### FIRST FLOOR

Hanging light, cupboard housing recently installed Megaflo system, space for further storage. Tiled flooring, panelled door to the:-

### BEDROOM

A well-proportioned double bedroom with raised cupboard providing hanging space and storage. Beldray Smart Ceramic Radiator, loft hatch providing access to boarded loft, telephone point. Shallow walk-in recess with recently installed uPVC double glazed window.

## THE EXTERIOR

### REAR GARDEN

A surprisingly large, sunny garden, currently a 'blank canvas'. Rear access is provided through a right of way from St Johns Road. An initial concrete pathway with steps ahead, flanked by raised borders, rises to a levelled, paved and gravelled patio/terrace, enclosed by walling to one side

and timber trellis to the other. A newly installed garden shower with hot water is an added bonus, to rinse off after a day of paddle boarding on the Falmouth Estuary.

## GENERAL INFORMATION

### SERVICES

Mains electricity, water and drainage are connected to the property. Telephone points. Electric radiators.

### COUNCIL TAX

Band B - Cornwall Council.

### TENURE

Freehold.

### VIEWING

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

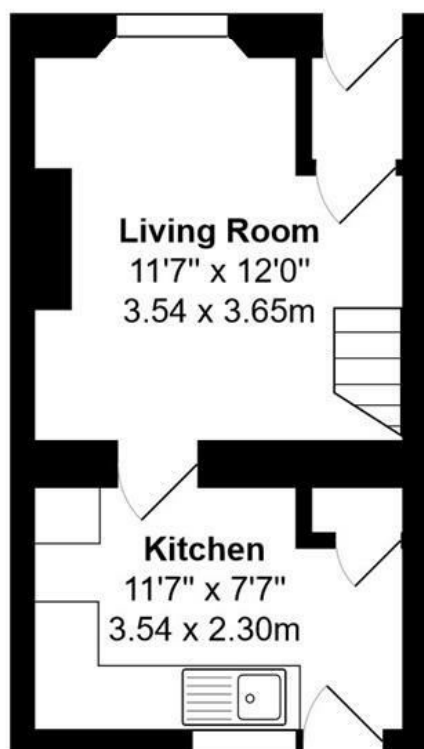
### AGENT'S NOTE

A right of way exists from the neighbouring property, across the concrete pathway, which is used for access purposes and likewise, this right of access is equally shared by Number 17, providing a rear entrance or exit - a real added bonus for a terraced property within the village.





# Floor Plan

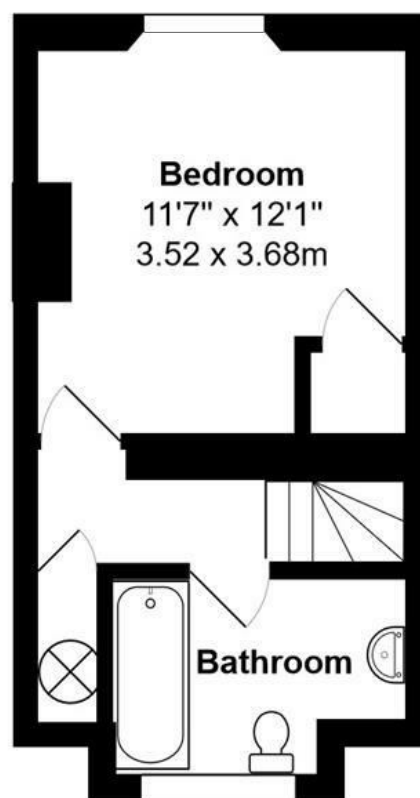


**Living Room**  
11'7" x 12'0"  
3.54 x 3.65m

**Kitchen**  
11'7" x 7'7"  
3.54 x 2.30m

## Ground Floor

Approx Area: 21.1 m<sup>2</sup> ... 227 ft<sup>2</sup>



**Bedroom**  
11'7" x 12'1"  
3.52 x 3.68m

**Bathroom**

## First Floor

Approx Area: 228 ft<sup>2</sup> ... 21.2 m<sup>2</sup>



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Approx Total Area: 455 ft<sup>2</sup> ... 42.3 m<sup>2</sup>

All measurements are approximate and for display purposes only