



Laskowski
&Co



10 Windsor Terrace, Falmouth, TR11 3BP

Guide Price £370,000

A 3 bedroom period town house, located within popular Windsor Terrace, just a short walk from Falmouth's town centre. The property is well presented, having been updated by the current owners, whilst retaining much of its original character. The accommodation currently comprises on the ground floor: porch, entrance hallway, large open-plan living/dining room and fitted kitchen. On the first floor are 3 bedrooms and a family bathroom. To the rear of the property is a walled south-facing courtyard and a single garage.

Key Features

- 3 bedroom town house
- Large dual aspect reception room
- Recently installed windows and gas boiler
- Single garage
- Just a few minutes walk from the town centre
- First floor family bathroom
- South-facing walled courtyard
- EPC rating C



THE ACCOMMODATION COMPRISES

Timber glazed double doors to the:-

PORCH

Glazed windows to side aspect with granite step up to a replacement obscure glazed composite front door to the:-

ENTRANCE HALLWAY

Painted wood floorboards, original dado rail, radiator. Stairs rising to first floor, with under-stair storage area and wall-mounted coat rail. Wall-mounted consumer unit and meter box. Obscure glazed door to the living/dining room, open to the kitchen.

LIVING/DINING ROOM

A beautifully light, dual aspect reception room, formerly two rooms, having been opened up to provide one large living space.

LIVING AREA

Replacement double glazed sash window to front aspect. Radiator, original stripped wood floorboards, ceiling light.

DINING AREA

Continuation of stripped wood floorboards. Space for a good sized family dining table and chairs. Radiator, ceiling light, replacement double glazed door providing plenty of natural light and giving access to the south-facing rear courtyard.

KITCHEN

A well appointed fitted kitchen with a range of eye and waist level units both above and below a stone-effect worktop with inset four ring gas hob with stainless steel extractor and built-in electric fan assisted oven, inset one and a half bowl stainless steel sink/drain unit with swan neck mixer tap. Space and plumbing for washing machine, gas boiler servicing domestic heating and hot water. Space and plumbing for dishwasher. Space for freestanding fridge/freezer. Part tiled walls, wood-effect laminate flooring. Two double glazed windows overlooking the courtyard garden, double glazed rear door giving access to the courtyard.

FIRST FLOOR

HALF-LANDING

Obscure glazed door to family bathroom. Further steps to the landing. High level window providing natural light.

FAMILY BATHROOM

A white three piece suite comprising pedestal wash hand basin with mixer tap and tiled splashback, dual flush hidden cistern WC, panelled bath with mixer tap, incorporating a rainfall-style twin head shower, contemporary tiled surround, with glass shower screen. Wood-effect laminate flooring, obscure double glazed window to side aspect. Ladder-style radiator/heated towel rail. Ceiling light, extractor fan.

LANDING

Original dado rail, painted original floorboards, ceiling light. Doors to all three bedrooms.

BEDROOM ONE

Large replacement obscure glazed sash window to front aspect, with distant views over Falmouth. Radiator, ceiling light.

BEDROOM TWO

A good sized second double bedroom with large replacement double glazed window to rear aspect, south-facing and overlooking the courtyard. Original wood floorboards, ceiling light, radiator.

BEDROOM THREE

Replacement double glazed sash-style window to front aspect, original wood floorboards. Loft hatch, radiator.

THE EXTERIOR

FRONT

To the front of the property is an enclosed garden with path to the front door.

REAR COURTYARD

Slate paved south-facing walled courtyard garden with raised flowerbeds and access to the garden store, located below the garage. Steps lead up to the rear of the courtyard, with a pedestrian gate giving access to the road behind.

GARDEN STORE

A useful storage area, with power and light. Glazed window.

SINGLE GARAGE

Accessed from the road behind, with roller door and modern corrugated roof. Glazed window to side aspect.

GENERAL INFORMATION

SERVICES

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

COUNCIL TAX

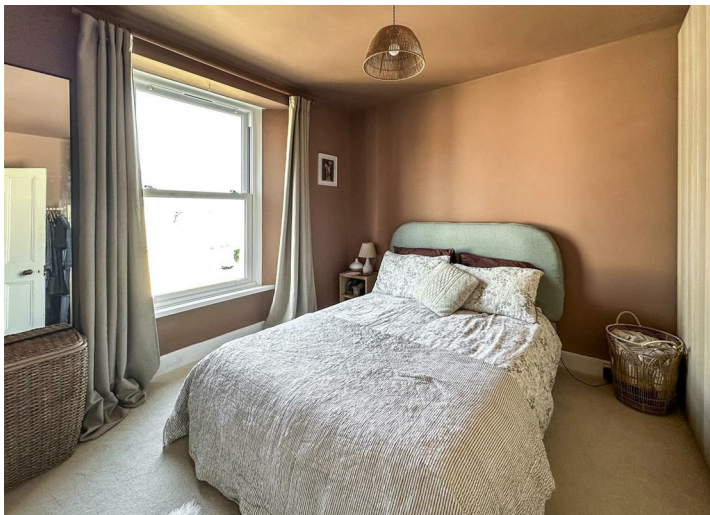
Band B - Cornwall Council.

TENURE

Freehold.

VIEWING

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



Floor Plan

