



59A Fore Street, Constantine, TR11 5AB

Guide price £270,000

Nestled in the picturesque village of Constantine, Falmouth, this charming end of terrace cottage offers a delightful blend of character and modern living. The property boasts a sense of privacy while being part of a vibrant community. Upon entering, you are welcomed into a cosy reception room that exudes warmth and charm, perfect for relaxing or entertaining guests. The cottage features three well-proportioned bedrooms, providing ample space for family or guests. The bathroom is conveniently located, ensuring comfort and practicality for everyday living. One of the standout features of this property is the good-sized garden, which offers a wonderful outdoor space for gardening enthusiasts or those who simply wish to enjoy the fresh air.

Additionally, off-road parking is available, a valuable asset in this sought-after village location.



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Location

Constantine is renowned for its friendly atmosphere and community spirit, making it an ideal place for families and individuals alike. With local amenities and beautiful countryside walks nearby, this cottage presents an excellent opportunity for those seeking a tranquil lifestyle in a charming setting.

Accommodation

Lounge kitchen dining room
Utility
Bedroom
Bedroom
Bedroom
Bathroom

Outside

To the front of the property is an off road parking space for one vehicle. A path to the side leads to the rear garden, which is a wonderful asset of the property offering a spacious and quiet environment chiefly laid to lawn with mature borders.

Services

Mains water, electricity and drainage.
Freehold tenure.

Agents note

Our clients have informed us that the neighbouring property has a pedestrian right of way along the back of the terrace. They have informed us that it is used approximately once a year.

Council Tax Band B

Anti Money Laundering Regulations – Purchasers

It is a legal requirement that we receive verified ID from all buyers before a sale can be instructed. We will inform you of the process once your offer has been accepted.

Proof of Finances

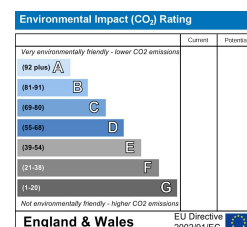
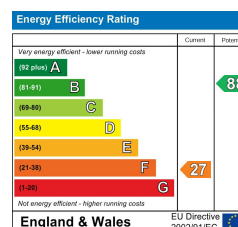
Before agreeing a sale, we will require proof of your financial ability to purchase. We will inform you of what we require prior to agreeing a sale.

Broadband & Mobile Phone Coverage

To check the broadband coverage for this property please visit

<https://www.openreach.com/fibre-broadband>. To check mobile phone coverage please visit <https://checker.ofcom.org.uk/>

What3Words



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