



Falmouth

Grade II listed Georgian town house
 Envidable location along Greenbank
 Large lounge with far reaching views
 Open plan kitchen/dining area
 Two double bedrooms with potential for third
 Large family bathroom & downstairs wc
 Original high ceilings and character features
 Sold with the benefit of 'no onward chain'
 Enclosed front, private gardens
 Unrestricted on road parking



OIRO £675,000 Freehold

Energy Efficiency Rating		Current	Potential
100-100	A		
81-100	B		
69-80	C		
55-68	D		
39-54	E	54	
21-38	F		
1-40	G		77
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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REF: SK6864



Kimberley's are delighted to offer for sale, this lovely Grade II listed town house, set in an elevated and superb position along Stratton Terrace commanding uninterrupted views across Penryn River to Flushing.

The property is ideally situated and is just a short walk to the riverside, The Greenbank Hotel and The Royal Cornwall Yacht Club. In the opposite direction you will find Falmouth Yacht Marina and both Sainsburys and Lidl supermarkets for a range of everyday essentials.

The town centre and waterside districts are within walking distance where you will find an eclectic range of cafes, restaurants, bars and shops along with entertainment venues including The Phoenix multi-screen cinema, The Poly Theatre, Art Galleries, The Princess Pavilion with its lovely gardens leading down to the sea front and at the far end of town, The National Maritime Museum. Falmouth is also home to a number of festivals throughout the year including The Sea Shanty, Oyster and Food Festivals along with Falmouth Week with its sailing and shoreside events. The town has the third natural deepest harbour in the world providing excellent water sports facilities. There is a good selection of local schooling for primary and secondary education along with the Maritime College and Falmouth University (Woodlane Campus).

This fine house retains many original features including ornate coving and door frames, picture and dado rails, feature wrought iron fireplaces and large multi-paned picture windows some of which have spectacular water views. For anyone looking for a property of character and charm this property provides a great opportunity for someone to create a home to their own taste and requirements.

The spacious accommodation comprises: lounge with feature fireplace through to kitchen/dining room, cloakroom/wc, stairs to basement with potential for a home office or games room. To the second floor there is a large master bedroom with water views, second bedroom and family bathroom/wc.

As the vendors' sole agents, we highly recommend an early appointment to view.

Why not call for an appointment to view today?



THE ACCOMMODATION COMPRISES:

The property is accessed through an enclosed front garden via a garden path to a flight of steps with safety hand rail that leads to the front door that has a porthole window and two light pane windows above.

Important Note: None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Kimberley's Independent Estate Agents for themselves and for the vendors or lessors of this property, whose agents they are given notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No person in the employment of Kimberley's Independent Estate Agents has any authority to make or give any representation or warranty whatever in relation to this property.



LOUNGE 6.40m (21'0") x 5.03m (16'6")

Having an almost full height, original, multi-paned sash window to the front with wooden shutters, beautiful feature fireplace with black slate hearth and surround, high skirting boards, ornate architraves, picture rails, pendant ceiling light, six-panelled wood door leading to kitchen, three radiators, arch with ornate architrave to kitchen, white wooden balustrade with stairs to lower ground floor, staircase with white wooden balustrades rising to the first floor landing, fitted carpet.

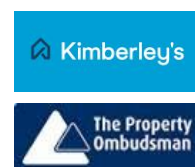


UTILITY AREA 3.76m (12'4") x 2.18m (7'2")

Pantry cupboard, painted wooden floor, down stairs wc, electric meter box, Glowarm central heating boiler, central ceiling pendant light, painted and glazed door to the side.

CLOAKROOM With high flush wc.

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KITCHEN 4.57m (15'0") x 3.23m (10'7") Open plan.

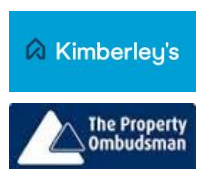
Fitted with a range of blue base units with roll top work surfaces and white tiled splash backs, integrated 1 1/2 bowl stainless steel sink unit, space for cooker, dishwasher, washing machine and refrigerator/freezer, pendant light, exposed wooden floorboards, high skirting boards, picture rails, wall mounted shelves, deep recessed multi-paned sash window and wooden sill overlooking the side aspect.



FROM THE LOUNGE, STAIRCASE TO FIRST FLOOR LANDING



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BEDROOM ONE 4.90m (16'1") x 4.47m (14'8")

Having a multi-paned sash window with fabulous views to the Penryn River, Flushing and beyond, picture rails, pendant light, feature cast iron fireplace with stripped pine surround, enclosed storage cupboard, double radiator, fitted carpet, six-panel wooden door.

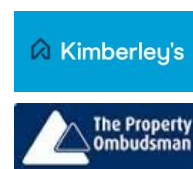


BEDROOM TWO 3.28m (10'9") x 3.68m (12'1")

Neutrally decorated, white painted exposed original floorboards, radiator, multi-paned sash window, picture rails, pendant light.



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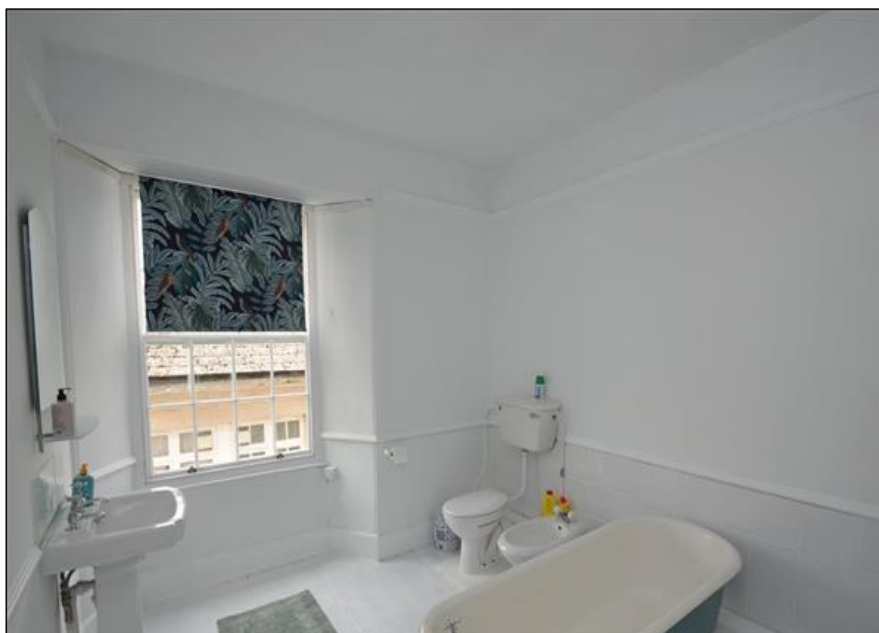


POTENTIAL WALK-IN WARDROBE OR STUDY AREA 1.17m (3'10") x 1.85m (6'1")

Attic space, electric, hanging rail.

BATHROOM 2.67m (8'9") x 3.99m (13'1")

Original multi-paned sash window with roller blind, picture rails, dado rails, high skirting boards. Suite comprises; a freestanding ball and claw roll top bath with separate hot and cold taps, walk-in shower with Mira electric shower and curved screen, pedestal wash hand basin with separate hot and cold taps, low-level flush wc, bidet, hard wood painted flooring, half tiled walls (full height in shower), central ceiling light.



BASEMENT 4.67m (15'4") x 5.18m (17'0")

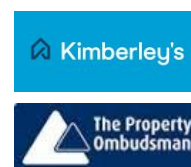
Potentially a games room, home office or third bedroom. Window into recess overlooking the enclosed north east facing front garden, radiator, central ceiling spotlight, concrete flooring, exposed wood beams.



INNER HALLWAY

The property has an enclosed front garden laid to lawn with a pathway to the left leading to the front door. The garden is bordered by a selection of mature shrubs and trees. There is also a garden shed in situ.

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SERVICES All mains services are connected.

COUNCIL TAX BAND Band D.

MONEY LAUNDERING

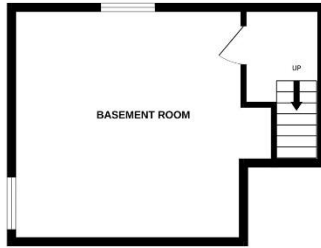
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



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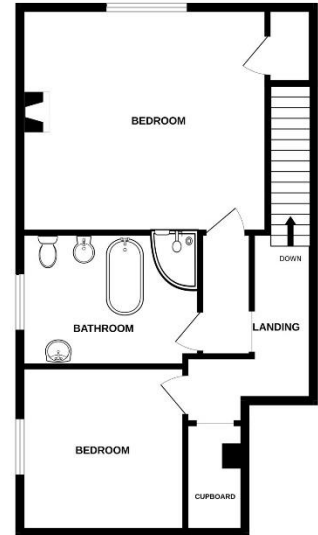
BASEMENT LEVEL
284 sq.ft. (26.4 sq.m.) approx.



GROUND FLOOR
618 sq.ft. (57.4 sq.m.) approx.



1ST FLOOR
613 sq.ft. (56.9 sq.m.) approx.



TOTAL FLOOR AREA : 1514 sq.ft. (140.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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