



5 West Rise , Falmouth, TR11 4HJ

We are pleased to offer this well presented three bedroom semi detached house in this quiet residential location. Small front garden and spacious rear garden. On street parking.

Downstairs there are two reception rooms and a modern kitchen with space and plumbing for washing machine and dishwasher. Space for fridge/freezer. Integrated electric oven, gas hob and extractor.

Upstairs are two double and one single bedrooms plus a modern family bathroom. There is also a boarded loft accessible from a paddle steps in a cupboard in bedroom two.

Available 1st March. Mains water, gas, electricity and sewerage. Gas Central Heating.

Council Tax Band B. EPC rating D63. Deposit: £1730.00 Holding deposit: £340.00.

Affordability checks apply.

OFCOM states: up to 1800MBPs Broadband speeds available. Mobile Coverage: EE - good outdoor & in home. O2 - Good out door. Three/Vodafone- good outdoor & variable in home

£1,500

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[Directions](#)



Floor Plan

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

| Energy Efficiency Rating | | Current | Potential |
|---|---|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| EU Directive 2002/91/EC | | | |
| England & Wales | | | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|---|---------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
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| (1-20) | G | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| EU Directive 2002/91/EC | | | |
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