



14 Church Walk, Falmouth, TR11 4FW

£1,550 Per Month

A fantastic opportunity to rent for a year, a desirable three-bedroom, mid-terraced home that's only 6 years old, located on the sought after Chy An Dowr development. The property is situated on a no through road and is within walking distance of Swanpool nature as well handy local amenities, transport links and schools. The position of this particular property enjoys a green space to the front.

This property offers an entrance hallway, a light and spacious living room which opens through to the ground floor WC and full width kitchen dining room to the rear. The generous full width kitchen dining room is fitted with modern fitted units, and fitted appliances. This lovely family space also enjoys direct access out to the well-presented and maintained south-facing rear garden.

The first floor provides three bedrooms (two doubles and a single), with the master benefit from a modern and light en-suite shower room, plus the main bathroom.

The property also has the benefit of double glazing, gas central heating and allocated parking for two cars!

Offered on an unfurnished basis for a 12-month let, this property is well suited to a professional working couple or family.

Please note in line with article 4 restrictions in Falmouth, we are unable to accept sharers on this property.

Council tax band C. EPC band B. Mains gas, electric and water.

Holding deposit: One weeks' rent / Security deposit: Five weeks' rent. Broadband checker: ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker

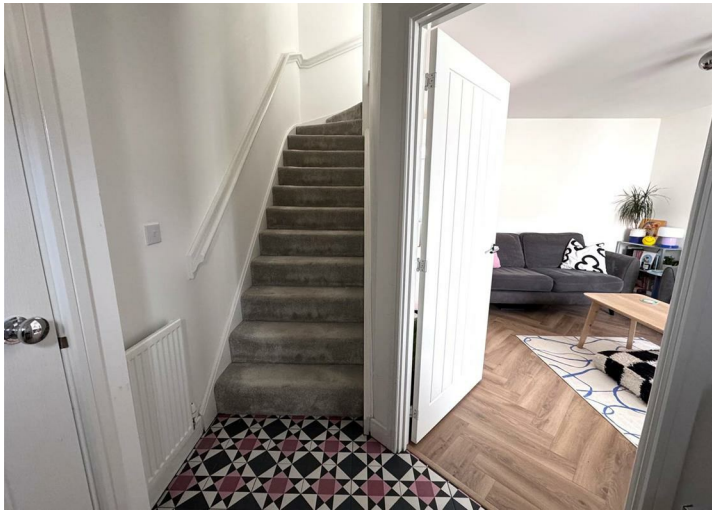
Key Features

- Three bedroom family house
- In a desirable residential location
- Twelve month unfurnished let
- Only 6 years old
- Council tax band C
- Modern and light throughout
- Enclosed south facing rear garden
- Allocated parking for two cars
- Gas central heating
- EPC band B



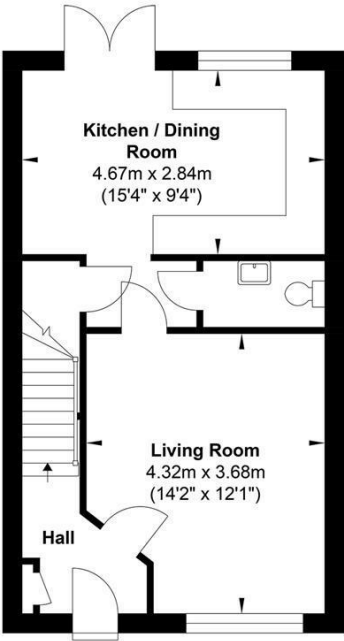




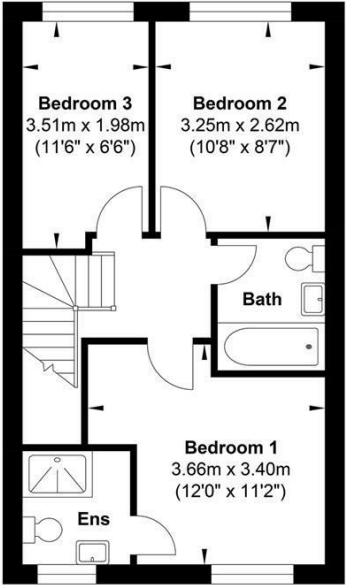




Floor Plan



Ground Floor



First Floor

Gross Internal Floor Area : 78.3 m2 ... 842.8 ft2

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.