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**Berkeley Vale,
Falmouth**

**£265,000
Freehold**





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Property Introduction

Dating back to the 1800s, this stone house was built as a residential villa for the higher end gentry, located in Falmouth town.

It is a lovely looking stone semi-detached house benefiting from two parking spaces which is hugely beneficial being right in the centre of town.

Currently being used as two separate one bedroom flats each with a lounge, kitchen and bathroom, they can be made back into one house just by removing a temporary division at the bottom of the internal staircase or to buy as an investment opportunity.

Typically for a building this age, all of the rooms are of a generous size with high ceilings and there is some outside space to the side which the top flat currently utilises.

Location

Berkeley Vale is perfectly located and is close to all the amenities the town has to offer. On street parking can be found in nearby residential streets and with the town being so close you could become car free, although this property does have the benefit of two parking spaces.

Falmouth offers a vast range of individual and high street shops, a multi-screen cinema just yards away and the National Maritime Museum at the far end of the town. Kimberley Park is also very close by. Within minutes you can be looking out over the busy harbour or for a longer stroll can enjoy one of the four beautiful beaches the town has to offer. The Moor is the centre for the bus routes to surrounding towns and there are three train stations in Falmouth running to and from the city of Truro.

ACCOMMODATION COMPRISES

Glazed door leading into:-

FLAT ONE HALLWAY

Coat and shoe storage, radiator and a door which would originally lead to the staircase to the first floor.

FLAT ONE LIVING ROOM 11' 6" x 10' 11" (3.50m x 3.32m) plus door recess

Double glazed window, radiator, high ceiling.

FLAT ONE DINING AREA 11' 2" x 8' 3" (3.40m x 2.51m)

Radiator, space for table, double glazed door leading to outside.

FLAT ONE KITCHEN/DINER

FLAT ONE KITCHEN AREA 7' 6" x 7' 0" (2.28m x 2.13m) maximum measurements

Double glazed window. Range of wall and floor mounted units with worktop over incorporating a sink and drainer. Tiled surround, space for washing machine, integrated oven and hob, extractor fan above, integrated fridge/freezer.

FLAT ONE BEDROOM 10' 3" x 9' 6" (3.12m x 2.89m)

Two double glazed windows. Radiator. High ceilings.

FLAT ONE SHOWER ROOM

Shower cubicle with tiled surround housing an electric shower, low level WC, pedestal wash hand basin with a mirror over, heated towel rail.

Returning outside, down the side pathway and steps up the side to:-

FLAT TWO

Double glazed door leading into:-

FLAT TWO UTILITY ROOM/PORCH 7' 4" x 5' 10" (2.23m x 1.78m)

Perfect for coats and shoes, space for fridge/freezer, radiator, breakfast bar. Further door into:-

FLAT TWO KITCHEN 7' 10" x 7' 4" (2.39m x 2.23m) plus step up to porch/utility

Double glazed window. Range of floor and wall mounted units with worktop over incorporating a sink and drainer. Integrated oven and hob, extractor above. Radiator. Space for fridge/freezer.

FLAT TWO HALLWAY

Housing wall mounted 'Worcester' boiler, space and plumbing for automatic washing machine. Glazed window.

FLAT TWO BATHROOM

Shower cubicle, low level WC, pedestal wash hand basin with mirrored cabinet above, heated towel rail. Double glazed obscure window.

FLAT TWO LOUNGE 15' 1" x 9' 0" (4.59m x 2.74m) plus recess

Two double glazed windows. Radiator.

FLAT TWO BEDROOM 11' 0" x 9' 6" (3.35m x 2.89m)

Dual aspect. Radiator.

FLAT TWO OFFICE SPACE 8' 3" x 6' 3" (2.51m x 1.90m) plus door recess

Double glazed window. Radiator.

OUTSIDE FRONT

Parking forecourt which has two spaces.

OUTSIDE REAR

Low maintenance patio space.

SERVICES

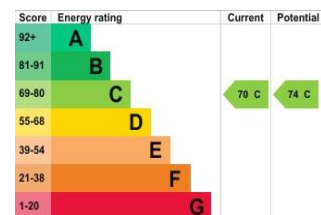
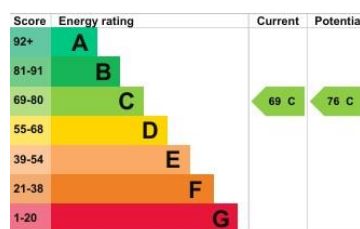
Mains water, mains drainage, mains electric, mains gas.

AGENT'S NOTES

The Council Tax band for this property is band 'A'. Please note one of the flats is presently let on a shorthold tenancy. It should be noted that vacant possession couldn't be provided until February 2027 at the soonest.

DIRECTIONS

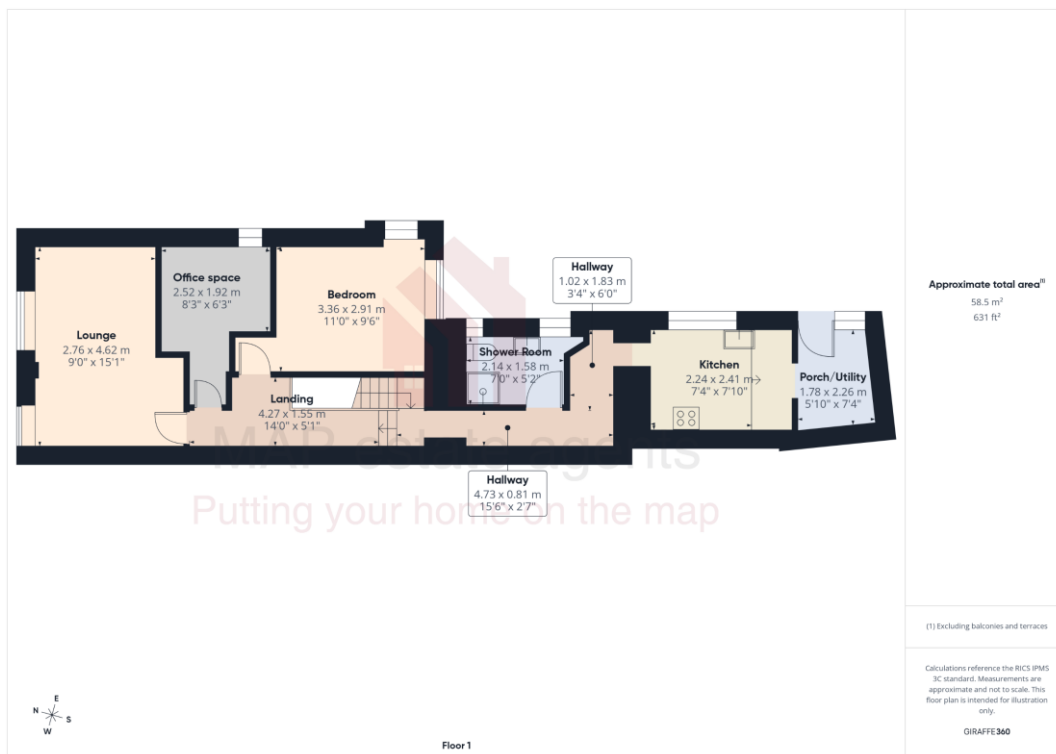
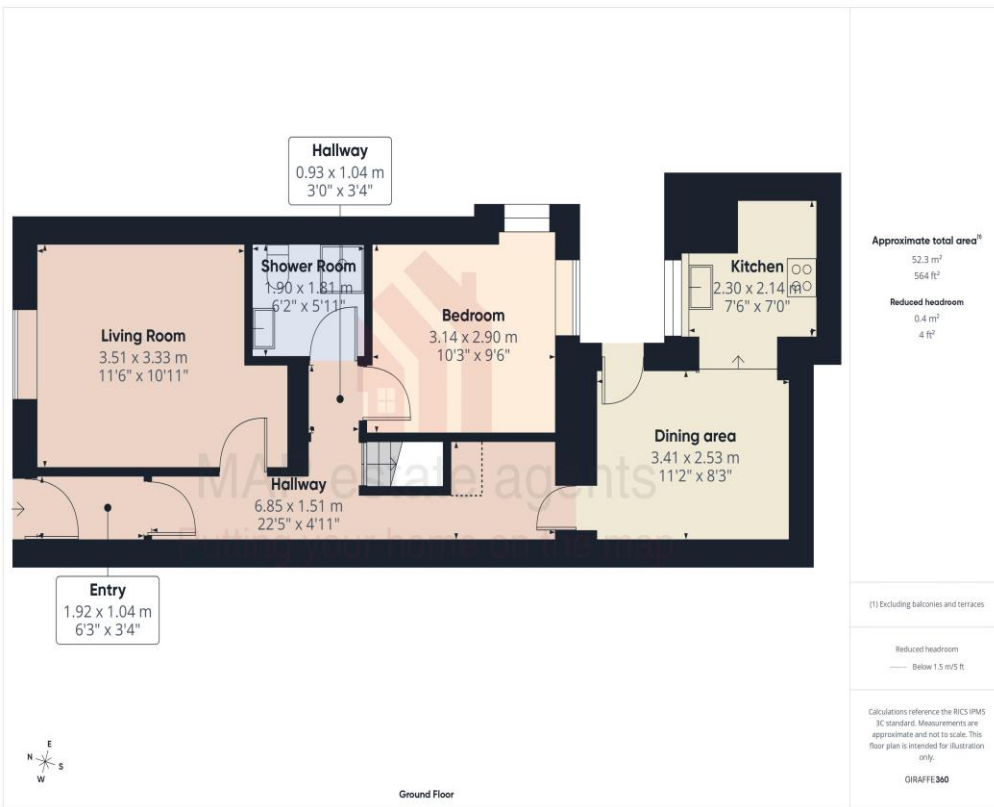
Continue towards the town past Kimberley Park on the right hand side, the property is on right hand side just before junction, next to an opticians. If using What3words; these.hobby.gown





MAP's top reasons to view this home

- Semi-detached period town house
- Currently let as two flats each with own entrance
- Can be changed back to house
- Each flat has one double bedroom
- Each flat has one reception room and a kitchen
- Both flats are spacious with high ceilings
- Both flats have a shower room
- There is small outside space for the upper flat
- Two parking spaces at the front
- Stones' throw from shops and cinema, restaurants and Kimberley Park



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