Laskowski &Co



6 Trefusis Road, Flushing, Falmouth, TR11 5TY

Guide Price £375,000

Situated within the heart of this sought-after fishing village is this charming and beautifully presented 2 double bedroom character cottage boasting wonderfully light accommodation including many original features and an attractive, walled courtyard garden. To be sold with the benefit of no onward chain!

Key Features

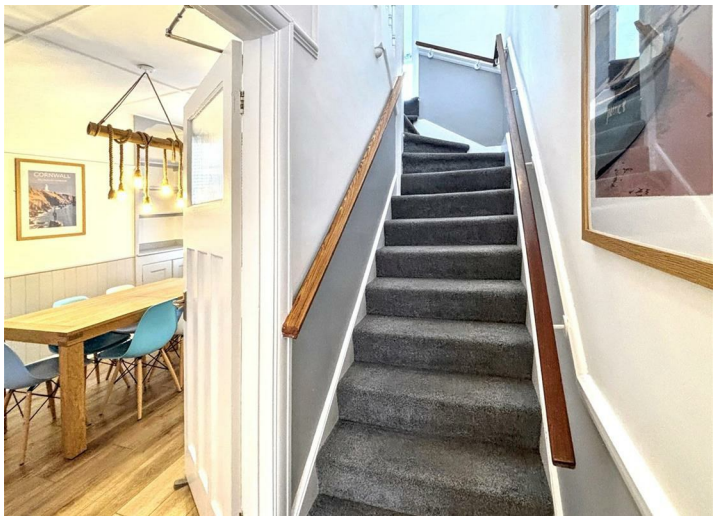
- Beautifully presented, central village character cottage
- 24 ft living room with opening to dining room
- Useful external utility room
- EPC rating E
- Wonderfully light and spacious accommodation
- 2 double bedrooms and generously proportioned bathroom
- Enclosed courtyard garden to the rear











THE LOCATION
Flushing is one of the most sought-after villages to reside on the whole of the south coast of Cornwall by virtue of it's extremely sheltered position, warm climate and direct access out to the superb day-sailing waters of the southern Fal Estuary.

The village is well-served by a range of amenities including two public houses, restaurants, convenience store, church, highly regarded primary school and sailing club. A regular passenger ferry meanders across Penryn River, giving access to the colourful harbourside town of Falmouth, where a wider range of business shopping and leisure facilities are available.

THE ACCOMMODATION COMPRISES

Period front door to:-

ENTRANCE VESTIBULE
Half multi-paned glazed door to:-

ENTRANCE HALL
Wood-effect flooring. High moulded skirting board and dado rail. Wall-mounted electric heater. A turning staircase rises to the first floor.

LIVING ROOM
Sliding sash window to the front elevation. Period open fireplace with attractive, ornate mantel over with mirror detail, tiled inset and slate hearth. Alcoves to either side, to the right, fitted with the original storage cupboard. Wall-mounted electric heater. Moulded picture rail and skirting boards.

A square arch leads through to the:-

DINING ROOM
Recessed alcoves fitted with a range of period cupboards and shelving. Sliding sash window looking through to the rear courtyard garden. Wall-mounted electric heater. Continuation of wood-effect flooring and period door giving access through to the:-

KITCHEN
A re-fitted modern kitchen comprising a range of high gloss base storage cupboards and drawers with two runs of wood-effect worksurface over. Inset ceramic electric hob with extractor hood over and built-in oven beneath. Inset sink unit with moulded drainer to the side and mixer tap over. Integrated fridge/freezer. Space for dishwasher. Door giving access to under-stair storage cupboard. Wall-mounted electric heater. Two windows looking into the courtyard and half-glazed doors giving access out onto the rear.

FIRST FLOOR

A turning staircase rises from the entrance hall giving access to:-

HALF LANDING
Door giving access to the:-

BATHROOM
A particularly spacious bathroom fitted with a three piece suite in white, comprising a P-shaped panelled bath with twin taps, shower over and glazed shower screen, pedestal wash hand basin and low-level WC. Large wall-mounted mirror. Wall-mounted heated ladder-style towel rail. Access to loft space. Two obscured windows, one to the side elevation and one to the rear.

FULL LANDING
Access to loft space. Built-in shelved storage cupboard. Smoke alarm.

BEDROOM ONE
A spacious room with two large sliding sash windows to the front elevation. Wall-mounted electric heater, two sets of double doors to built-in wardrobes with hanging space. Smoke alarm. Moulded picture rail and high moulded skirting board.

BEDROOM TWO
Sliding sash window to the rear elevation. Built-in wardrobe with hanging space and shelving. Moulded picture rail and high moulded skirting board.

THE EXTERIOR

UTILITY ROOM
Attached to the rear of the property is a small utility room fitted with a worksurface and space beneath for a washing machine. Window to the rear. Tiled floor.

COURTYARD GARDEN
To the rear is an attractive, walled courtyard garden, enjoying the morning and afternoon sunshine. Outside tap. Outside light. A gate gives access to a communal pathway leading to a further gate which opens out onto Coventry Road.

GENERAL INFORMATION

SERVICES
Mains water, electricity and drainage are connected to the property. Electric wall heaters.

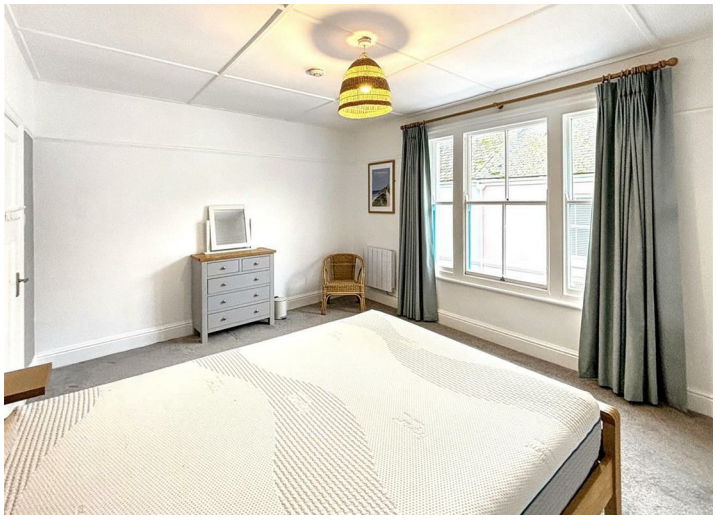
COUNCIL TAX
Band C - Cornwall Council.

TENURE
Freehold.

VIEWING
By telephone appointment with the vendors' Sole Agent - Laskowski & Company, 28 High Street, Falmouth, TR11 2AD. Telephone: 01326 318813.





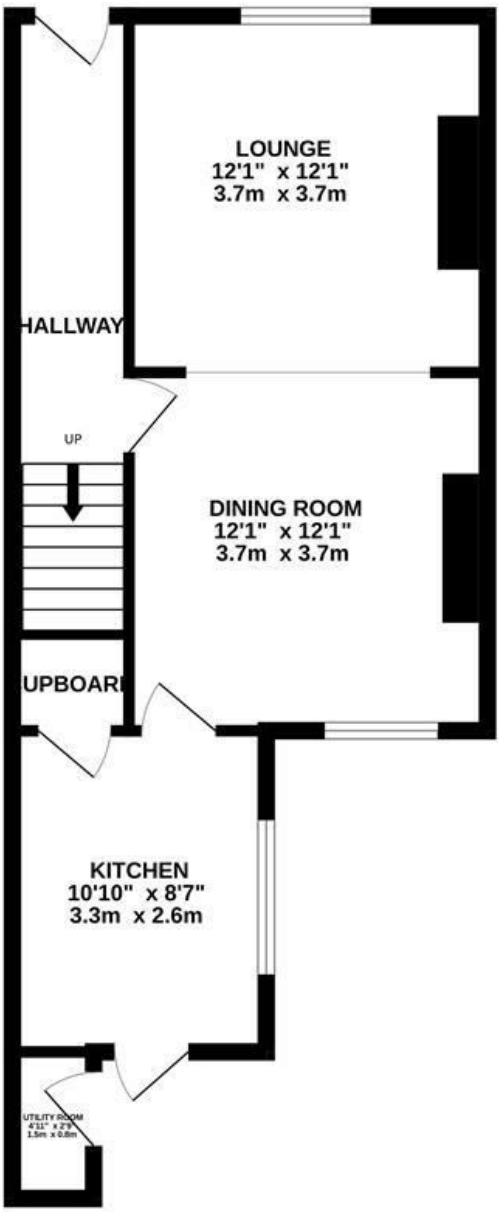




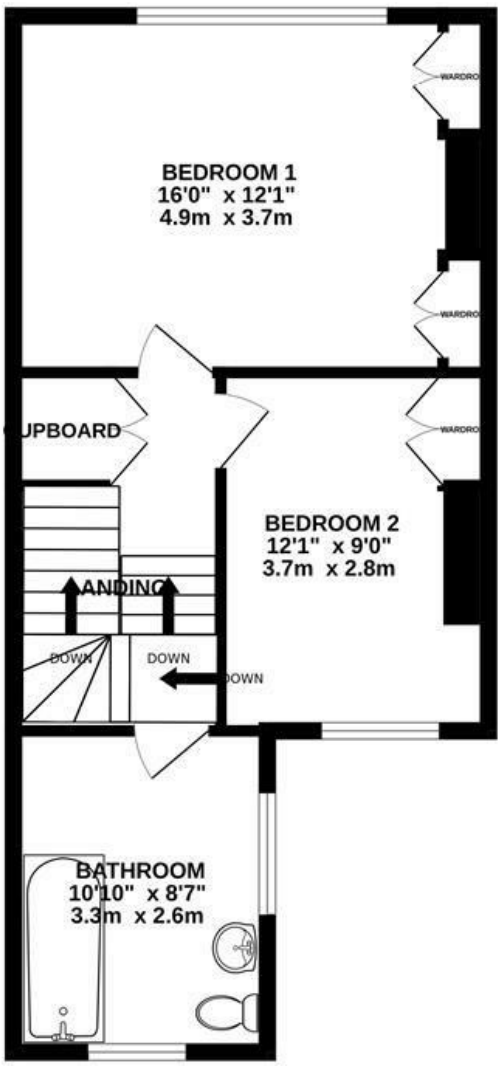


Floor Plan

GROUND FLOOR



1ST FLOOR



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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