



Laskowski &Co

Lettings



9 Penwerris Terrace, Falmouth, TR11 2PA

£2,800 Per Month

***This property is offered on a furnished or unfurnished basis for a long term let. In line with Article 4 restrictions, we are unable to rent this property to 3 or more unrelated sharers. ***

A very rare opportunity to long term rent this beautiful, double fronted, terraced house with stunning views across Falmouth Harbour and beyond from each front room's bay window. The house has undergone extensive renovations to a very high standard, and the property boasts four bedrooms, two sitting rooms, an open plan kitchen/dining room, and well maintained and established tiered gardens with parking for four cars.

The accommodation to the ground floor offers a front porch, hallway, sitting room with bay window, a second sitting room snug with bay window and wood burner, a light and open-plan kitchen/dining room with integrated appliances, and finally a modern family shower room.

To the first floor is the large and airy landing, master bedroom with en-suite shower room, two further double bedrooms, and a large single bedroom. Three of the four bedrooms benefit from the beautiful river views, and there is also a beautiful four-piece modern fitted bathroom.

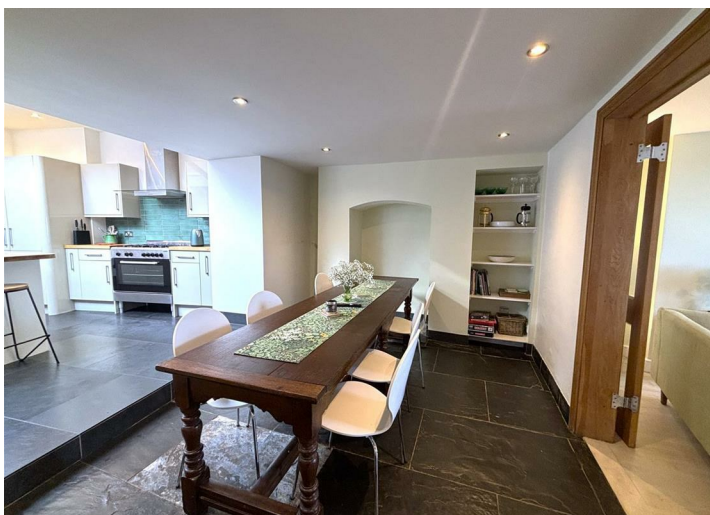
Externally there is the front garden with well stocked flower beds to either side, and a meticulously designed beautiful tiered rear garden including a courtyard with utility room, several sitting areas and a large area of lawn. Accessed via a gate at the top of the garden, there is parking to the rear for several vehicles.

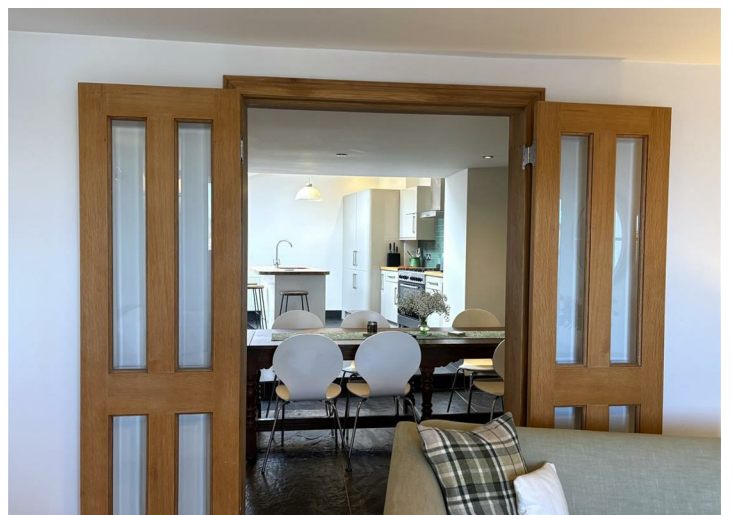
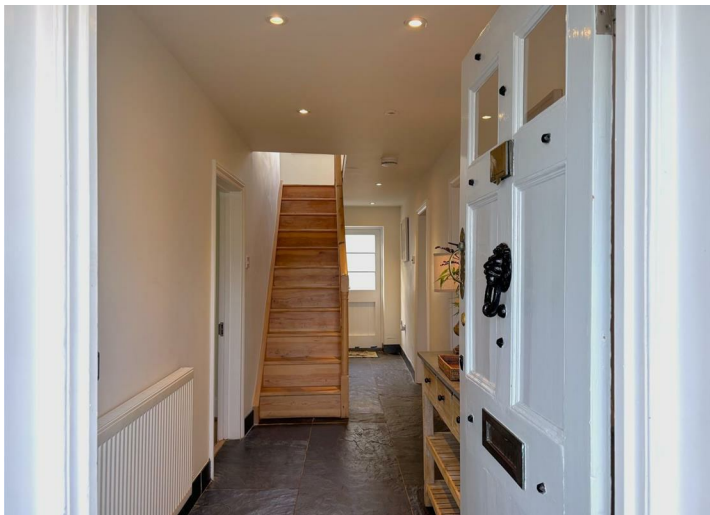
Please note tenants are responsible for the payment of the mains utilities on top of the rent including but not limited to: gas, electric, water, council tax and TV license. EPC band C. Council tax band E. Available from 1st December. Holding deposit to be a maximum of one week's rent payable upon acceptance. Security deposit of five weeks rent payable upon signing of the tenancy agreement. Broadband checker: ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker.

Key Features

- A stunning four bedroom double fronted townhouse
- Situated on one of Falmouth's finest roads
- Allocated parking for upto four cars to the rear of the property
- Beautiful tiered rear garden
- Gas central heating
- Beautifully renovated to a very high standard
- River Fal and harbour views from the front aspect bay windows
- A long term rental on a furnished or unfurnished basis
- Three modern and neutral bathrooms/shower rooms
- EPC band C. Council tax band E.











Penwerris Terrace, Falmouth

Approximate Area = 1743 sq ft / 162 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n|checon 2021. Produced for Lillcrap & Chilcott. REF: 737899