



18 Vernon Place, Falmouth, TR11 3BE

£475,000

A stylishly appointed and well proportioned 3/4 bedroom townhouse, boasting one of Falmouth's finest marine panoramas from all rear facing rooms, benefitting from doorstep access to the town's varying amenities. Arranged over 4 levels, this tastefully finished home offers much charm, with wood burning stove to the living room, loft space with exposed stonework and beams, exceptional views spanning Flushing village, the Carrick Roads, shoreline of The Roseland Peninsula and harbour, together with a cut-stone rear terrace complimenting the kitchen breakfast room. To be sold with no onward chain.

Key Features

- Fabulous water views
- 3/4 bedrooms
- Moments' from town centre
- Garden terrace with exceptional views
- 4-storey townhouse
- Superbly maintained
- Family kitchen/diner
- EPC rating D



THE ACCOMMODATION COMPRISES

Recessed timber entrance door with small paned obscure glazed panels and two obscure glazed panels over, leading to:-

ENTRANCE LOBBY

Mat flooring. Painted timber door with two large obscure glazed panels and obscure glazed panel over, leading to:-

ENTRANCE HALLWAY

Painted and patterned coloured and leaded light door to the sitting room, and painted timber door to bedroom three/study. Stairs descending to the lower ground floor. Two ceiling lights.

BEDROOM THREE/STUDY

A light, south-west facing room with large double glazed window to the front elevation together with shutters. Stripped timber floorboards. Period-style radiator. Ceiling light. Deep skirting boards and telephone point.

LOUNGE

A light and spacious room with large double glazed window enjoying the outstanding views, taking in the Penryn River, Flushing, Trefusis Point, the constant boating activity within Falmouth's inner and outer harbours, the Carrick Roads, St Mawes Castle and the Roseland shoreline. Stained glass painted timber door with glazed panels over. Stripped timber floorboards. Inset wood-burning stove with slate hearth. Staircase rising to the first floor landing. Recess with rustic shelving, ceiling light and wall mounted heating thermostat.

LOWER GROUND FLOOR

KITCHEN/BREAKFAST ROOM

A wonderful room with large double glazed door leading to the rear garden terrace, double glazed window taking in the superb views. Ceramic tiled flooring. Solid wood-block worktops with space for free standing under-counter fridge/freezer. Space and plumbing for dishwasher. Inset composite one and a half bowl sink with mixer tap and drainer. Range of base units and drawers with farmhouse-style open cabinets over, with concealed lighting, Victorian plate rack and tiled splashback. Under-stair storage cupboard. Double painted timber doors to larder cupboard. Period-style radiator. Cupboard housing the Baxi gas fired central heating and hot water boiler. Feature wall panelling to stairwell.

FIRST FLOOR

LANDING

Stairs rising from the sitting room, with doors to bedroom one and family bathroom. Further timber door leading to an adjoining hallway with doors to bedroom two and stairs rising to the loft room. Painted timber floor, ceiling light.

BEDROOM ONE

First measurements taken to the front of a full width range of deep fitted wardrobes with shelving, hanging space and additional storage over (if required). Stripped timber floorboards. Period-style radiator. Double glazed window to the front elevation with shutters.

FAMILY BATHROOM

Painted stripped timber floorboards. Full tiled walls and three-piece suite comprising a low flush WC, pedestal wash hand basin with panel bath, mixer tap, shower attachment and glazed side screen. Double glazed window with deep sill enjoying the superb views across Falmouth's inner and outer harbours, to Flushing Beach and Trefusis Harbour and beyond. Heated towel rail, ceiling light and extractor fan.

BEDROOM TWO

Double glazed window, again enjoying the truly superb views over the active inner and outer harbours, to Flushing, Trefusis Point and beyond. Stripped timber floor, period style radiator, Recess with shelving, ceiling light.

Turning staircase rising to the:-

ATTIC ROOM/BEDROOM FOUR

Stripped timber floorboards. Exposed timber beams. Exposed stone wall to one gable end, and painted brick to the other. Large skylight, again enjoying the views. Double radiator, wall and ceiling lights. TV aerial point.

THE EXTERIOR

REAR TERRACE

From the kitchen, steps lead down to a cut-stone terrace offering superb sitting out space beautifully complimenting the kitchen/diner. Enclosed to three sides with low red brick wall featuring contemporary down lighters. Enjoying the fine, ever-changing marine vista.

LEAN-TO UTILITY CUPBOARD

Cleverly appointed, housing space together with plumbing for white goods such as washer machine and dryer in a 'stack'. Tiled flooring, water tap, light and shelving.

GENERAL INFORMATION

SERVICES

Mains water, electricity, gas and drainage are connected to the property. Telephone points (subject to supplier's regulations). Gas fired central heating.

COUNCIL TAX

Band C - Cornwall Council.

TENURE

Freehold.

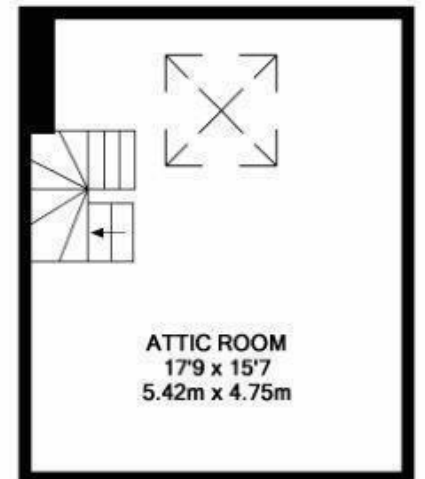
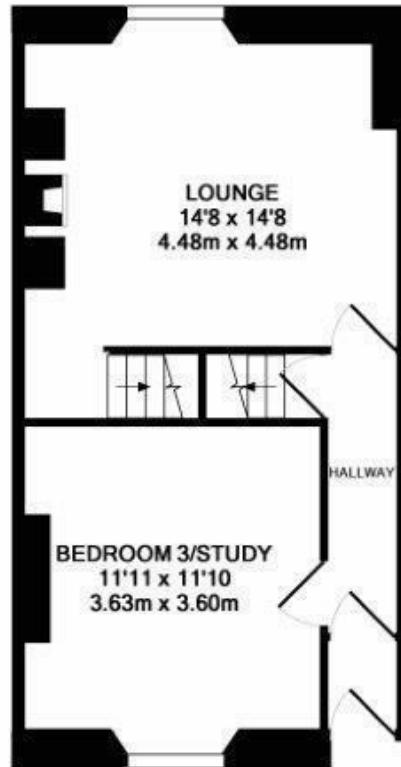
VIEWING

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





Floor Plan



TOTAL APPROX. FLOOR AREA 1272 SQ.FT. (118.1 SQ.M.)

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

Made with Metropix ©2017