



## 24a Raleigh Place, Falmouth, TR11 3QJ

£225,000

A unique and carefully designed modern home, situated within the heart of Falmouth town, providing nicely proportioned 1 bedroom accommodation arranged over ground and first floor levels, incorporating economic air source heating, quality fixtures and fittings throughout, together with the addition of bi-folding doors from the living area allowing access onto a rear 'sun deck'. An ideal first home or investment with low maintenance requirements. To be sold with no onward chain.

### Key Features

- Individual modern home
- End of terrace
- Open-plan ground floor
- Stylishly appointed
- 1 bedroom
- Central location
- Enclosed rear 'sun deck'
- EPC rating B



## THE ACCOMMODATION COMPRISES

From the pedestrian walkway, a tiled threshold with exterior courtesy light and step rises to a contemporary part-obscure glazed front entrance door leading into the:-

### ENTRANCE HALLWAY

Light and bright, with turning staircase rising to first floor level offering open under-stair storage. Contemporary oak doors to the kitchen/living/dining room and cloakroom/WC. Tiled flooring, inset downlights, wall-mounted hot water and heating thermostat. Electrical consumer unit.

### CLOAKROOM/WC

Comprising wall-mounted vanity unit with inset sink and mixer tap and low flush WC with concealed cistern. Obscure double glazed window to front elevation, tiled flooring, extractor fan, inset downlight.

### OPEN PLAN KITCHEN/LIVING/DINING ROOM

A light, bright, and well laid out space comprising kitchen to one side, with breakfast bar feature, and full width living/dining area with dual leaf bi-folding doors allowing immediate access onto the rear south-facing sun deck.

### KITCHEN AREA

A biju, yet well appointed and modern kitchen with cream panelled units arranged in a 'galley-style', incorporating stylish oak work surface extended on one side to form a handy breakfast-style feature, together with quality appliances and inset stainless steel sink with drainer and mixer tap. Fitted appliances include Lamona four ring ceramic hob, Bosch electric oven, Lamona Slimline dishwasher and undercounter fridge. Inset downlights, engineered oak flooring continuing to the:-

### LIVING/DINING AREA

Spanning the width of the property, with dual leaf bi-folding door allowing access onto the rear sun terrace. Three quarter height utility cupboard providing space and plumbing for washing machine and quite possibly a dryer, set side by side. Inset downlights.

## FIRST FLOOR

### DOUBLE BEDROOM

Light and spacious, part-galleried to the stairwell and entranceway below, with double glazed sash window to front elevation providing plentiful natural light and high ceiling fitted with a range of inset downlights, together with corner alcove shelving. Engineered oak flooring, radiator, and an unusually deep over-stair cupboard providing excellent storage including shelving, and light. Wall-mounted hot water and heating thermostat, oak door leading into the:-

### SHOWER ROOM

Cleverly arranged making most use of space, incorporating low flush WC with concealed cistern, wall-mounted vanity unit with inset sink and mixer tap, and shower cubicle with glazed shower door and mains powered shower. Sloped ceiling with Velux window. Varying storage with open slatted shelving set adjacent to the shower, together with corner cupboard housing the hot water cylinder and providing further storage within the roof eaves. Shaver socket, extractor fan, inset downlights, tiled flooring and walls.

## THE EXTERIOR

### SUN DECK

With a favourable southerly aspect and well enclosed via timber fencing and stone walling, a nicely proportioned area of decking with rendered low walling featuring raised planted borders. An opportune space which those discerning purchasers may wish to 'make their own' in the foremost of time. Wall-mounted air source heat pump, narrow passageway to side elevation leading to the front.

### FRONTAGE

Granite hardstanding providing a small space to the front, enclosed via stone walling. Exterior courtesy light, exterior plug socket, space for bin and recycling storage etc.

## GENERAL INFORMATION

### SERVICES

Mains electricity, water, and drainage are connected to the property. Underfloor heating to ground floor. Economic air source heating.

### COUNCIL TAX

Band A - Cornwall Council.

### TENURE

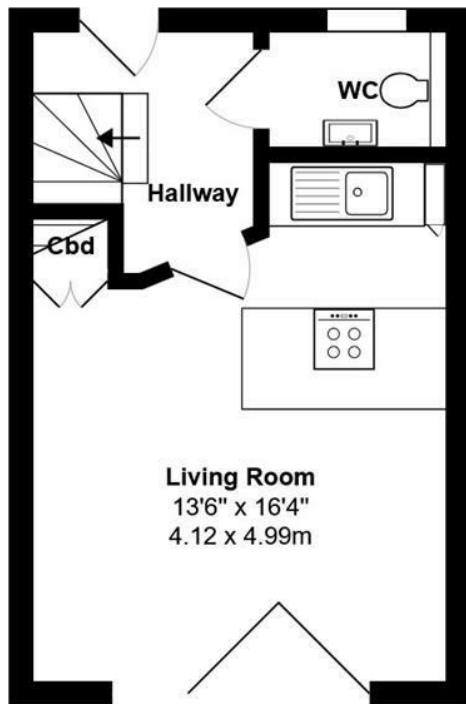
Freehold.

### VIEWING

Strictly by appointment only with the executors' Sole Agent - Laskowski & Company, 28 High Street, Falmouth, TR11 2AD. Telephone: 01326 318813.

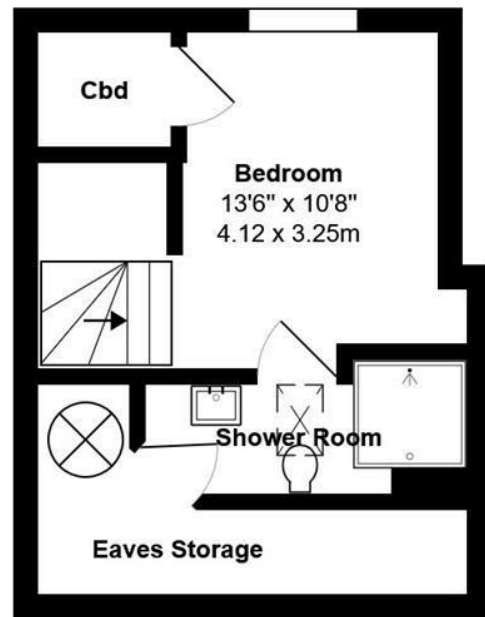


# Floor Plan



## Ground Floor

Approx Area: 25.6 m<sup>2</sup> ... 276 ft<sup>2</sup>



## First Floor

Approx Area: 17.1 m<sup>2</sup> ... 184 ft<sup>2</sup>

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Total Approx Area: 42.7 m<sup>2</sup> ... 460 ft<sup>2</sup> (excluding eaves storage)

All measurements are approximate and for display purposes only

