Laskowski &Co
Lettings



6 Polwithen Road, Falmouth, TR11 2DT

£1,475 Per Month

This is a beautifully presented, recently refurbished, 2 bedroom detached bungalow, a stones throw from Falmouth town centre.

This property comprises of a modern fitted kitchen with space for appliances, a large and light 4 piece bathroom with separate shower and bath, two large double bedrooms one with patio doors leading out onto the back garden, and two reception rooms with connecting glass doors. Externally the property has a large rear garden with summer house, a separate detached garage and off road parking.

The bungalow has the added benefit of gas central heating, a new boiler, character features throughout and being a 10 minute walk to Falmouth town centre. Offered on an unfurnished basis for a long term let from early/mid December. Well suited to a residential family or professional couple.

EPC band B. Council tax band D. Mains gas, electric, water and sewerage. Holding deposit of one weeks rent. Security deposit of five weeks rent.

Broadband checker: ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker

Key Features

- Detached two bedroom bungalow
- Light, neutral and re-decorated throughout
- Large rear garden
- Off road gated parking
- Central locations for amenities and travel links
- Recently re-fitted kitchen and bathroom
- Two reception rooms
- Detached garage
- Close to Falmouth town centre
- Character features









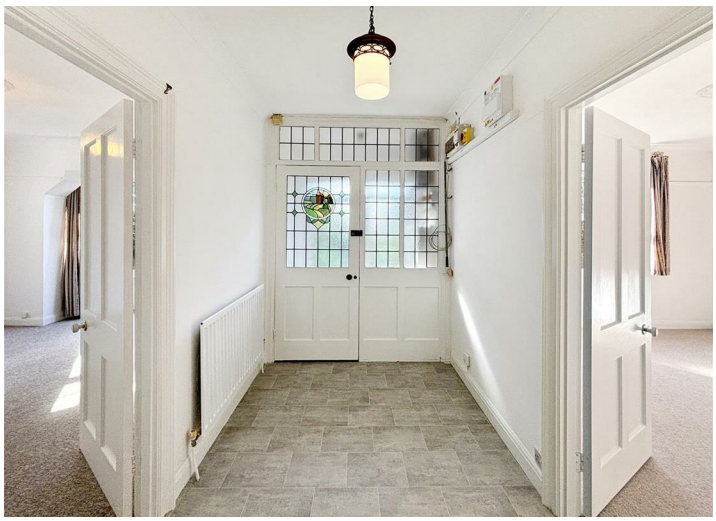


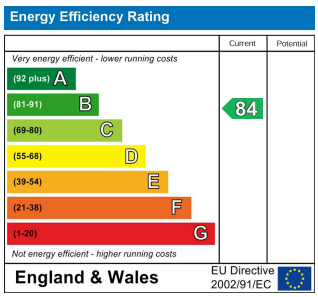


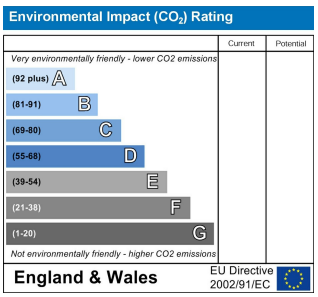






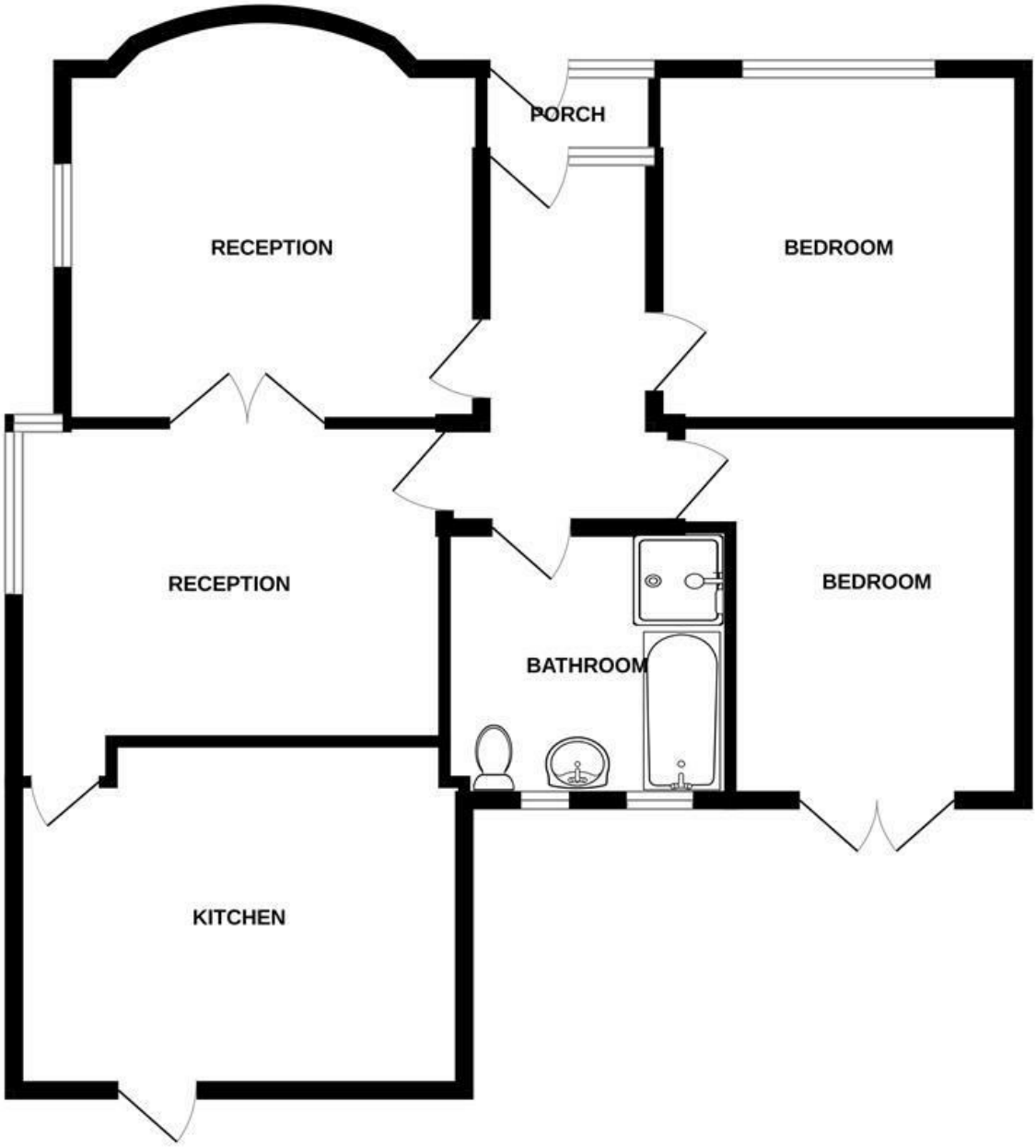



Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
84
England & Wales
EU Directive 2002/91/EC


Environmental Impact (CO_2) Rating
Current
Potential
Very environmentally friendly - lower CO2 emissions
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not environmentally friendly - higher CO2 emissions
England & Wales
EU Directive 2002/91/EC

Floor Plan

GROUND 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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