



Laskowski
&Co



7 Windsor Terrace, Falmouth, TR11 3BP

£370,000

On highly popular Windsor Terrace, just a few moments' walk from the centre of town, a delightful mid terrace house providing 3 (possibly 4) bedroom accommodation, featuring a well proportioned 'double' reception room, attractively appointed galley kitchen, modern bathroom to the first floor, converted and versatile 'loft area', gas fired central heating, 2 tier rear courtyard garden and the rare asset of private off-road parking. To be sold with the added benefit of immediate vacant possession and no onward chain.

Key Features

- Well appointed town house
- 3 bedrooms, 1 bathroom
- Elevated, south-facing rear terrace
- Ready for immediate occupation
- Mid terrace property
- Converted loft area
- Off-road parking to the rear
- EPC rating E



THE ACCOMMODATION COMPRISES

From the pedestrian walkway, a garden pathway leads to two granite steps rising to a recessed and replacement front entrance door with obscured header panel and exterior courtesy light, leading into the:-

ENTRANCE VESTIBULE

A traditional cloaks area with dado and picture rails, part-glazed door leading into the inner hallway, and charming lead-lined header panel with stained glass.

INNER HALLWAY

Panelled door to living room. Opening leading into the dining area. Stairs rising to first floor. Decorative mouldings at ceiling height, hanging light, picture rail.

LIVING AREA

Light and bright, with uPVC replacement window to front elevation, with deep sill and storage under. High ceiling, two alcoves with shelving. BT Open Reach master hub and TV aerial point. Radiator, further TV aerial point, ceiling light. Broad opening leading into the:-

DINING AREA

A connecting room providing access to the rear courtyard and kitchen, together with stairwell rising to the first floor. Light flooding through via tall glazed French doors to the rear and borrowed light from the living room. Victorian-style fireplace with cast iron grill (decommissioned), slate hearth, hardwood surround and mantel. Radiator, ceiling light, two under-stair storage cupboards. Opening leading into the:-

KITCHEN

A galley-style kitchen with an array of modern panel-fronted units set above and below a roll-top worksurface incorporating a one and a half bowl sink with drainer and mixer tap, contemporary tiled splashback at mid-point. Appliances include Whirlpool electric oven, matching four-ring gas hob and extractor fan, built-in microwave oven and built-in slimline dishwasher. Space and plumbing for washing machine and dryer respectively. Contemporary wood-effect flooring, inset downlights, broad uPVC casement windows to side elevation providing much natural light and to the rear, a part glazed uPVC door leading to the lower courtyard.

FIRST FLOOR

SPLIT-LEVEL LANDING

REAR LANDING

Steps rise to a part glazed door leading into the:-

BATHROOM

A contemporary suite comprising low flush WC, vanity unit with sink and mixer tap, shower/bath with mixer tap, mains-powered shower and curved shower screen. Obscure glazed casement window. Inset downlights. Distressed wood-effect flooring, extractor fan, heated towel rail. Airing cupboard with slatted shelving housing Worcester combination boiler providing domestic hot water and heating.

FRONT LANDING

Part-galleried to stairwell below with further staircase rising to loft area. Doors to all bedrooms. Radiator, ceiling light.

BEDROOM ONE

A nicely proportioned double room with corner alcove and recessed window providing an outlook over the lower and upper courtyard areas. Ceiling light, radiator.

BEDROOM TWO

A slightly smaller double room with corner alcove and recessed uPVC window to the front elevation offering a far-reaching view across Falmouth town between the opposing rooftops of Windsor Terrace. Radiator, ceiling light.

BEDROOM THREE

A classic box room with recessed uPVC window providing views alike to bedroom two. Radiator, ceiling light, BT master socket.

LOFT AREA

A particularly useful room, mainly for the purpose of storage or leisurely use. Offering much character with exposed beams, painted stone walls to the gable sides, and Velux window offering an elevated panoramic view over Falmouth surrounds, together with the fields of Flushing in the distance. Ceiling spotlights, stripped wood floor.

THE EXTERIOR

TO THE FRONT

A garden pathway flanked by raised beds, one more sizeable than the other, and laid to stone shingle with shrubbery and low walling to the pavement and neighbouring side. Offering the possibility of further sitting out space, if required.

REAR LOWER AND UPPER COURTYARD

With access to the rear of the kitchen or alternatively, from the dining area, a courtyard exists to the rear of the property with granite steps rising to an upper stone paved terrace, well enclosed to three sides via low walling providing a degree of privacy, together with a favourable southerly aspect capturing much sunlight throughout the day. A rear garden gate leads to:-

OFF-ROAD PARKING

A hardstanding to the rear of the property provides space enough for one, possibly two, vehicles.

GENERAL INFORMATION

SERVICES

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

COUNCIL TAX

Band B - Cornwall Council.

TENURE

Freehold.

VIEWING

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



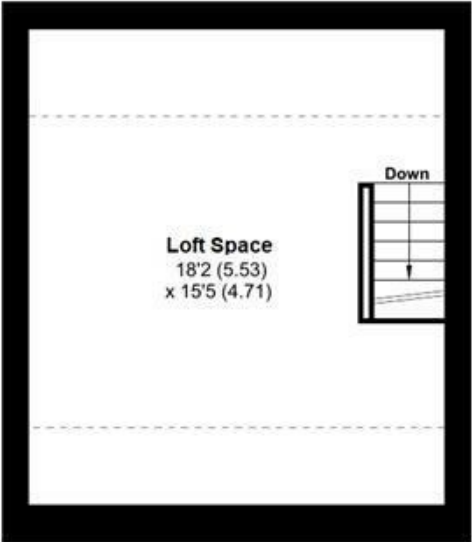


Windsor Terrace, Falmouth, TR11

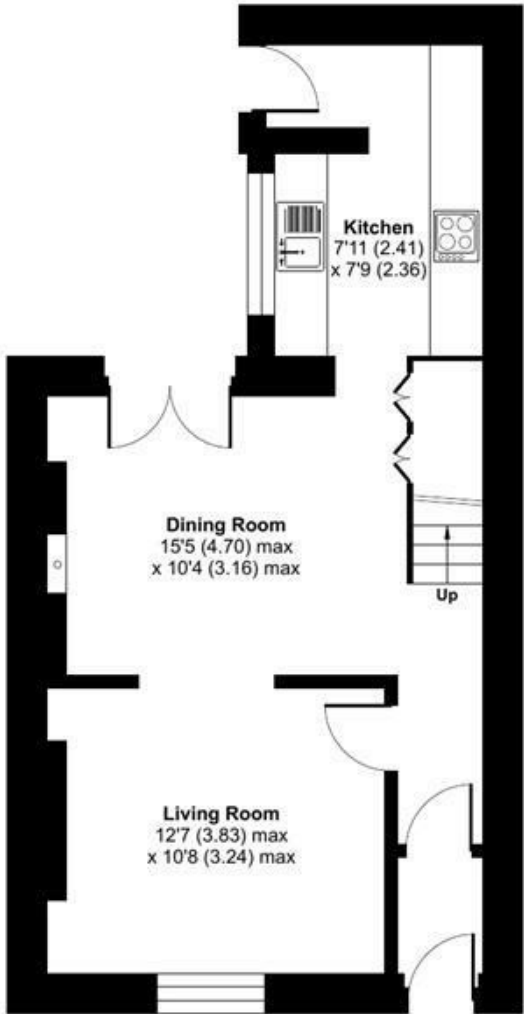
Approximate Area = 1053 sq ft / 97.8 sq m
Limited Use Area(s) = 101 sq ft / 9.3 sq m
Total = 1154 sq ft / 107.1 sq m
For identification only - Not to scale



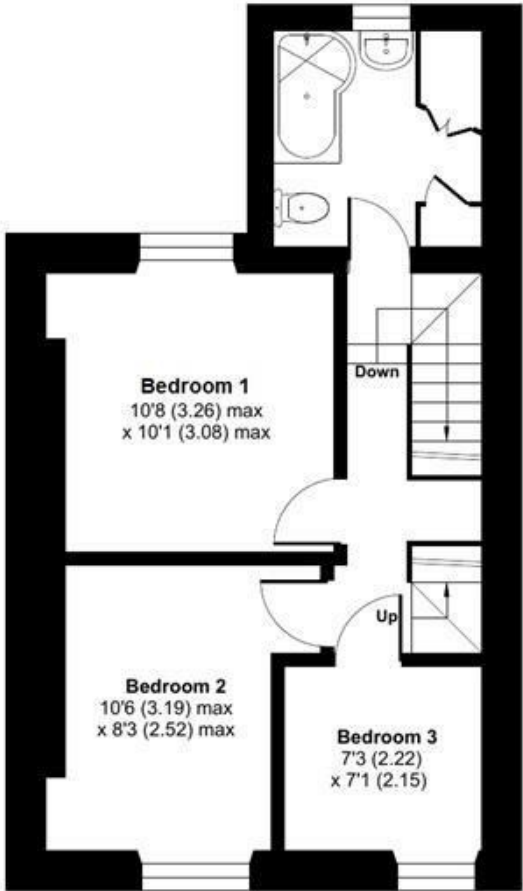
Denotes restricted head height



SECOND FLOOR



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Laskowski & Company. REF: 1375491