Laskowski &Co



21 New Street, Falmouth, TR11 3HX

£285,000

Deceptive from the front approach, this centrally located Falmouth townhouse offers well presented, 2 double bedroom, 2 reception room accommodation across 3 floors.

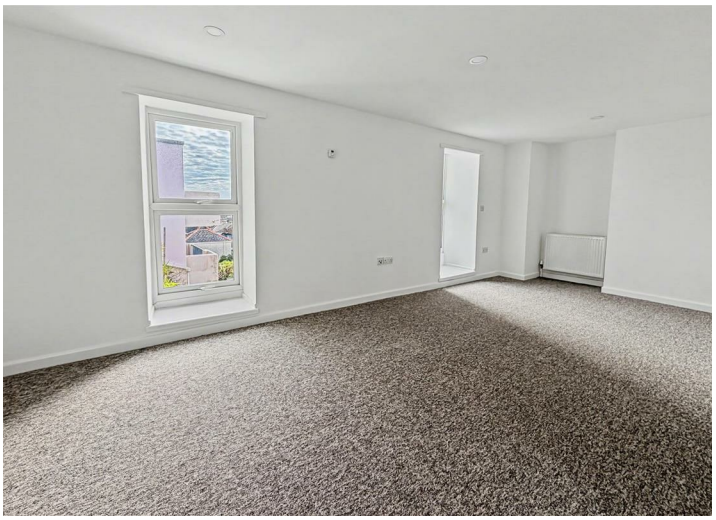
Terrific, elevated views are enjoyed from the rear towards Falmouth's colourful harbour.

It will certainly appeal to those wishing to reside close to all the amenities this vibrant town has to offer!

Key Features

- 3-storey central townhouse
- Freshly decorated in neutral tones
- Spacious living room and fitted kitchen/dining room
- Larger than expected rear courtyard garden
- Elevated views towards Falmouth Harbour from the rear
- 2 double bedrooms and good sized bathroom
- Gas central heating and double glazing
- EPC rating C


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THE LOCATION
Positioned just one street above Falmouth's vibrant main thoroughfare, the eclectic mix of shops, restaurants, public houses and galleries are literally on the doorstep!

THE ACCOMMODATION COMPRISES

uPVC double glazed front door with two glazed panes to:-

ENTRANCE HALL
A bright introduction to the property, with double glazed window to the front elevation with deep sill beneath and cupboard housing the gas meter.
Radiator. Smoke alarm. Electric consumer unit. Telephone point.

Stairs rise to the first floor accommodation and also descend to the ground floor accommodation. Door giving access to the:-

LIVING ROOM
A spacious and light reception room with double glazed window to the front aspect and two double glazed windows to the rear enjoying views over the neighbouring rooftops, across to Falmouth harbour, and onto the Roseland Peninsular. Two radiators.

FIRST FLOOR
A turning staircase rises from the entrance hall, giving access to:-

PART-GALLERIED LANDING
Double glazed window to the front elevation. Smoke alarm. Loft access. Doors giving access to each of the bedrooms and also through to the bathroom.

BATHROOM
A white three piece suite comprising a low low-level push button WC, vanity-style cupboard with inset wash hand basin and mixer tap, and a panelled bath with grip handles, shower over, and glazed shower screen. Wall-mounted ladder-style heated towel rail, mirror and electric strip light incorporating shaver socket. Double glazed window to the front elevation.

BEDROOM ONE
Two double glazed windows to the rear elevation enjoying terrific elevated views towards Falmouth's bustling harbour, across to Trefusis Point, taking in the Roseland Peninsula area and over to Falmouth Docks. Built-in double wardrobe with hanging rail. Radiator.

BEDROOM TWO
Double glazed window to the rear elevation enjoying the afore mentioned harbour and countryside views. Radiator.

LOWER GROUND FLOOR
From the entrance hall, a turning staircase descends, giving access to the:-

KITCHEN/DINING ROOM
A super sized social space fitted with a modern range of high gloss wall-mounted cupboards, one of which houses the Worcester gas combination boiler, and a range of matching base cupboards and drawers with a T-shaped worksurface over which extends to a breakfast bar. Inset four ring electric hob with extractor hood over and built-in oven beneath. Integrated dishwasher and space for an undercounter fridge. Wall-mounted cupboard housing the electric meter. Smoke alarm. Radiator. Double glazed window overlooking the rear courtyard garden and half glazed door giving access to the exterior.

THE EXTERIOR

To the rear, an enclosed, low maintenance concrete courtyard enjoys the morning and early afternoon sunshine. Outside water tap. Attached to the rear of the property is an open-style timber porch/bin store.

A pathways leads across the rear of the neighbouring property to a gate, in turn, giving access back out to New Street.

GENERAL INFORMATION

SERVICES
Mains water, electricity, 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
By telephone appointment with the vendors' Sole Agent - Laskowski & Company, 28 High Street, Falmouth, TR11 2AD. Telephone: 01326 318813.





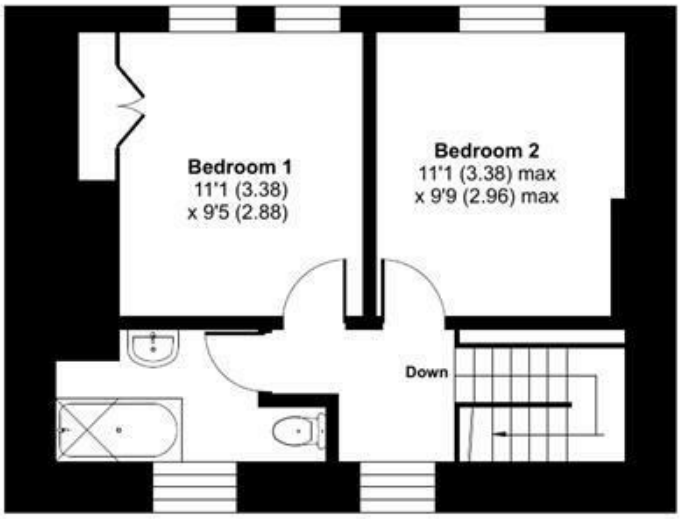


Floor Plan

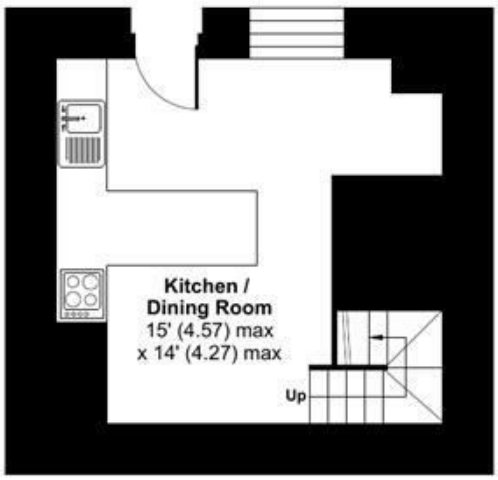
New Street, Falmouth, TR11

Approximate Area = 832 sq ft / 77.2

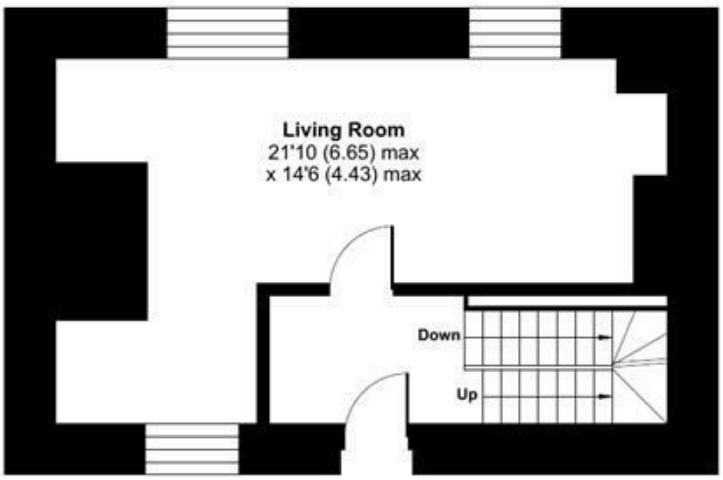
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FIRST FLOOR



BASEMENT



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026.
Produced for Laskowski & Company. REF: 1458637