

FOR SALE



Wellington Terrace, Falmouth
Guide Price £287,500


MARTIN & CO

Wellington Terrace

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- CHARACTERFUL COTTAGE
- TWO DOUBLE BEDROOMS
- SIZEABLE BACK GARDEN
- CENTRAL LOCATION
- GAS CENTRAL HEATING

A characterful mid-terrace cottage, right in the heart of Falmouth, with a good sized garden, less than 10 minutes' walk (0.3m) to the harbourside...

Wellington Terrace benefits from an elevated position, just above The Moor, close to the centre of town. This mid-terraced cottage is set back from the roadside by a wide, raised pavement and a small front garden. The property has lots of character, including a traditional wooden porch over the front door.

Stepping inside, the entrance hall first leads to the lounge, with a pretty traditional fireplace (not currently in use) as a focal point. There is a cupboard under the stairs and, to the rear, a kitchen – diner, with a range of fitted shaker-style units which include an integrated fridge, freezer, oven and



ceramic hob. Splashbacks are tiled and there is a stainless steel sink and a half with mixer taps and drainer located under the window. There is also space for a dining table and chairs. The back kitchen door takes you out to a utility area, where there is plumbing for a washing machine, before going out to the garden.

A few steps lead up to the garden which is slightly raised to the back of the property. This sizeable, traditional cottage garden, combines lawn, flower beds, vegetable patch and patio area to make a very usable outdoor space.

Back in the entrance hall, a traditional staircase takes you up to the first-floor landing which is split at the top. The principal bedroom is located at the front of the property and has a built-in cupboard, built in shelves and covered-over fireplace with wooden surround. To the rear there is a second double bedroom which overlooks the garden, as well as a shared bathroom which has a three-piece white suite, a shower over the bath and is part tiled.

Having been previously let, the property now presents a fantastic neutral canvas for the new owner to personalise and make their home!

Freehold - with a flying freehold over the entrance hall
EPC D

Council Tax Band B

Park UPVC Double Glazing

Gas Central Heating and Hot Water

Mains Gas, Electricity, Water and Sewage

No Allocated Parking

Ultrafast Broadband available at this postcode.

Mobile Phone Coverage: O2 / EE / Three / Vodafone -
Please contact individual providers for further information.

Source: Ofcom.org.uk

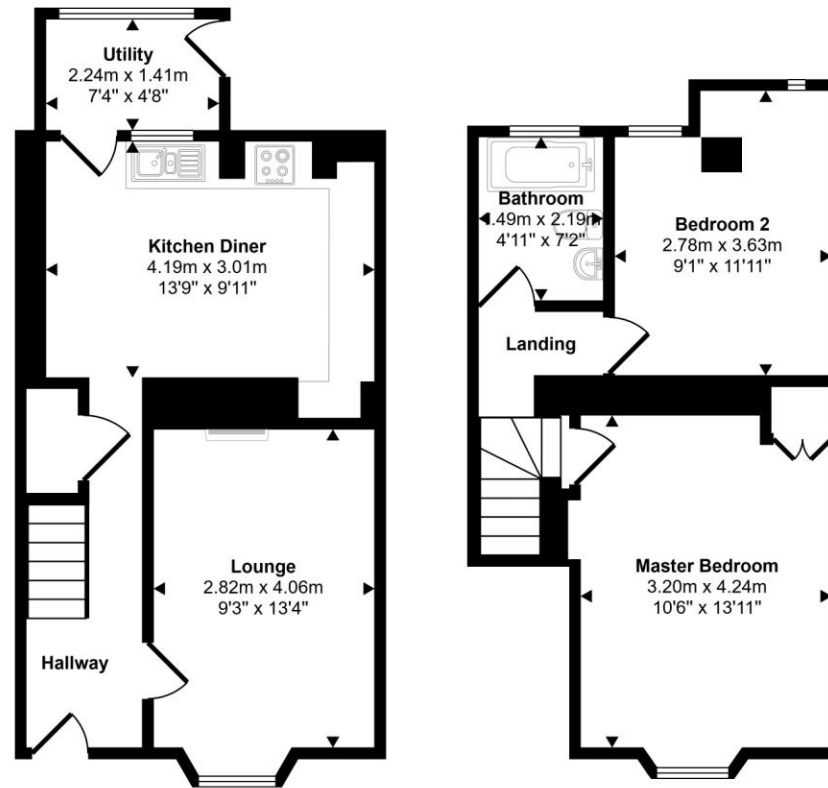


LOCATION

Wellington Terrace is ideally situated for all the shops, cafes, pubs and other amenities of central Falmouth with Gyllyngvase Beach being just under a mile away. Falmouth is exceptionally located on the south coast of Cornwall, well connected by roads and train services to the rest of the county and beyond. Swathed in maritime history, Falmouth is now a vibrant hub for sporting and cultural pursuits. The south Comish coast offers fabulous hiking trails and water sports opportunities just a stone's throw away and there are numerous yacht and sailing clubs with some of the finest sailing waters in the UK. Additionally, Falmouth is also a centre for the Arts in Cornwall, with the Princess Pavilion and The Poly offering a rich programme of events throughout the year.



Approx Gross Internal Area
72 sq m / 770 sq ft



Ground Floor
Approx 38 sq m / 413 sq ft

First Floor
Approx 33 sq m / 357 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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