



## Falmouth

A three-storey terraced town house  
Conveniently situated for the town centre  
Views over Falmouth towards the estuary from the rear (first floor)  
Lounge to the ground floor  
Fitted kitchen with some built-in appliances, conservatory  
Two first floor bedrooms and shower room  
Large integrated garage with light and power  
Off road parking facilities to the rear  
Ideal home or investment opportunity  
Being sold with the benefit of 'no onward chain'

Guide £275,000 Freehold

**AWAITING EPC**

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REF: SK7321

An ideal opportunity to purchase this three-storey two bedroom terraced town house which is conveniently located for the town centre and having the benefit of a spacious garage and off road parking facilities to the rear.

Although in need of some cosmetic refurbishment, the property offers spacious accommodation that in brief includes; an entrance vestibule and lounge on the ground floor, a fitted kitchen and conservatory to the lower ground floor and to the first floor, two bedrooms and a shower room/wc combined. Outside the property there is a spacious garage to the rear accessed via the rear service lane and off road parking facilities located in front of the garage door.

The property is set in a peaceful spot tucked away from the hustle and bustle yet close enough to walk into the town centre, The Moor and the harbourside. There is a convenience store, chemist and a bus stop close by and the Falmouth University (Woodlane Campus) is also within walking distance.

The harbourside town of Falmouth offers a myriad of bars, restaurants and public houses to suit all tastes along the with Events Square and the National Maritime Museum located at the far end of town. Falmouth's famous sea front boasts one of the most spectacular stretches of coastline which includes Castle and Gyllyngvase Beaches providing lovely walks which take you to Swanpool Beach, the nature reserve and further afield, Maenporth Beach. For the keen sailor, the sailing waters of the Carrick Roads are amongst the best in the country.

As the vendors sole agents, we highly recommend and early appointment to view.

Why not call for your personal viewing today?

#### *THE ACCOMMODATION COMPRISES:*

All dimensions approximate.

#### *OBSCURE FULLY GLAZED UPVC DOOR TO:*

#### *ENTRANCE VESTIBULE*

With coat hooks, shelving, carpeted turning staircase to first floor landing, pendant light, fire alarm, electric wall heater, multi-paned glass door to:

#### *LOUNGE 5.18m (17'0") x 3.61m (11'10")*

UPVC double glazed window to the front elevation, textured and coved ceiling, pendant light, night storage heater, under stairs storage cupboard, wooden shelving, fitted carpet, TV aerial point, carpeted staircase to lower ground floor.



#### *LOWER GROUND FLOOR*

A multi-paned glazed door leads to:

#### *KITCHEN 4.65m (15'3") x 2.97m (9'9")*

Fitted with a full range of light oak fronted wall, base and drawer units with wood effect roll top work surfaces over and tiled splash backs, inset Zanussi four-ring electric hob with pelmet lighting above, inset 1 1/2 bowl stainless steel sink unit with chrome mixer tap, Hotpoint electric double oven set into tall housing unit, integrated Belling refrigerator/freezer, two flush glass ceiling lights, wall mounted electricity meter and fuse box, fire alarm, access to loft space, LVT wood effect flooring, sliding patio doors to conservatory, UPVC double glazed window overlooking the rear.



### ***CONSERVATORY 2.01m (6'7") x 2.90m (9'6")***

Of UPVC double glazed construction with solid panel to one side providing privacy, UPVC panelling to base, glazing above and tripolycarbonate roof, coat hooks, wall light, BT Open Reach router for broadband, two double wall sockets, ceramic tiled floor, half glazed UPVC double glazed door with cat flap to the rear.



***FROM THE ENTRANCE VESTIBULE, CARPETED STAIRCASE RISING TO:***

### ***FIRST FLOOR LANDING***

UPVC double glazed window to the rear with vertical blinds enjoying views over the town towards Penryn River and Falmouth Docks in the distance, ceiling pendant light, fire alarm, airing cupboard housing hot water tank and slatted shelving, fitted carpet, doors to the two bedrooms and shower room/wc combined, access to loft space.

### ***BEDROOM ONE 2.74m (9'0") x 2.74m (9'0")***

UPVC double glazed window overlooking the front, curtain pole. Fitted with a range of mirror fronted wardrobes (either side of the bed recess) with overhead storage, electric wall heater, pendant light, adjustable bracket for TV, fitted carpet.



### ***BEDROOM TWO 2.74m (9'0") x 2.74m (9'0")***

UPVC double glazed window overlooking the rear elevation with far reaching views over Falmouth town to Penryn River and Falmouth Docks in the distance. Fitted with a range of white fronted fitted wardrobes and shelving, overhead storage and recess for small bed, pendant light, fitted carpet.



### ***SHOWER ROOM 1.78m (5'10") x 1.68m (5'6")***

Frosted UPVC double glazed window to the front elevation. Fitted with a white suite comprising; curved corner shower cubicle with Mira Sport electric shower, Respatex tiled walls and chrome handrail, low-level flush wc with concealed cistern and wash hand basin with chrome mixer tap set into vanity housing with black marble effect surface above and storage cupboard below, pine mirrored bathroom cabinet, glass flush ceiling light, LVT flooring, Respatex panelling to all walls.



### ***OUTSIDE***

From the conservatory a 1/2 glazed UPVC double glazed door gives access to a small balcony with astro turf and wrought iron safety railings. Here you will find a courtesy light and movement sensor. From here concrete steps with stainless steel handrails either side take you down to the garage, parking and rear service lane.

### ***GARAGE 5.79m (19'0") x 4.65m (15'3")***

This spacious integrated garage is accessed via an up and over door to the front and has the benefit of a double stainless steel sink unit with chrome mixer tap set on a double base cupboard with drawers, a low flush wc set in the corner at the rear, ample plug sockets, strip light and cold water tap, plumbing and electricity for an automatic washing machine/tumble dryer.

As others in the area have done so, we believe this garage could possibly be converted to provide further accommodation (subject to the necessary planning permissions and consents).



### ***PARKING***

A tarmacadam driveway located immediately in front of the garage with parking for one (possibly two cars) and accessed via the rear service lane. The parking area has mature borders either side sporting a side variety of flowers, shrubs and trees.

***SERVICES*** Mains electricity, water and drainage.

***COUNCIL TAX*** Band B.

### ***MONEY LAUNDERING***

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

