



New Street

Falmouth

TR11 3HY

Guide Price £200,000

- NO ONWARD CHAIN
- TUCKED AWAY RESIDENTIAL LOCATION
- PERFECT FIRST HOME
- IDEAL INVESTMENT
- WITHIN WALKING DISTANCE OF LOCAL AMENITIES
- EXPECTED RENTAL INCOME OF 750PCM
  - ATTIC ROOM
- SPACIOUS KITCHEN/DINER
- CONNECTED TO ALL MAINS SERVICES
- PLEASE SCAN THE QR CODE FOR MATERIAL INFORMATION



# Tenure - Freehold

## Council Tax Band - A

### Floor Area 290.63 sq ft



1



1



1



43

#### PROPERTY DESCRIPTION

Smart Millerson Estate Agents are delighted to bring to the market this charming and deceptively spacious one-bedroom cottage, discreetly tucked away in the heart of Falmouth. Offering a rare combination of character, convenience, and versatility, this delightful home enjoys a highly desirable position within easy walking distance of Falmouth's vibrant town centre, picturesque waterfront, Falmouth Docks, the St Mawes Ferry, and an excellent selection of shops, cafés, restaurants, and transport connections.

Whether you are searching for your first step onto the property ladder, a low-maintenance coastal retreat, or a lucrative addition to an investment portfolio, this attractive cottage presents an exciting opportunity. With an estimated rental income of approximately £750 per calendar month, equating to a gross yield of around 4.5%, the property offers strong appeal to both owner-occupiers and investors alike.

Internally, the accommodation has been thoughtfully arranged to maximise both space and natural light. Upon entering the property, you are welcomed into a bright and inviting entrance area which immediately sets the tone for the rest of the home. This leads through to the well-appointed kitchen/dining room, a practical yet sociable space perfectly suited to everyday living, entertaining guests, or enjoying relaxed evenings at home. The generous double bedroom provides a peaceful retreat, benefiting from ample space for freestanding furniture, while the contemporary shower room serves the property with modern convenience.

A staircase rises to the first floor where a particularly useful attic room can be found. Illuminated by a Velux window which allows natural light to pour in, this versatile space offers endless possibilities. Ideal as a home office for those working remotely, a creative studio, hobby room, occasional guest accommodation, or simply valuable additional storage, it provides a level of flexibility rarely found in properties of this size.

Outside, the cottage continues to impress with an enclosed front garden, creating a private outdoor haven in which to enjoy a morning coffee, dine al fresco during the warmer months, or simply relax and unwind after a day by the coast. The property's tucked-away setting offers a sense of tranquillity whilst remaining moments from the bustling town centre and waterfront attractions that make Falmouth such a sought-after place to live.

#### LOCATION

Falmouth is a vibrant coastal town on Cornwall's south coast, renowned for its stunning harbour, beautiful beaches, and scenic coastal walks. The town offers an excellent range of amenities, including high street and independent shops, cafés, restaurants, pubs, schools, and healthcare facilities, making it ideal for families and professionals alike. Culture and leisure are at the heart of Falmouth, with attractions such as the National Maritime Museum Cornwall, Falmouth Art Gallery, and year-round festivals and events. For outdoor enthusiasts, the town provides numerous watersports opportunities, parks, and green spaces, while transport links via rail, road, and ferry make it well connected both locally and further afield, creating the perfect balance of coastal charm, convenience, and lifestyle.

#### THE ACCOMMODATION COMPRISES

(All dimensions are approximate)

#### KITCHEN/LIVING ROOM

Skimmed ceiling. Velux window. Smoke sensor. A range of wall and base fitted units with roll top work surfaces. Integrated four ring electric hob and oven with extractor over. Space and plumbing for fridge freezer and washing machine. Sink with drainer. Splashback around stain sensitive areas. Wall mounted electric heater. Ample plug sockets. TV and broadband point. Skirting. Laminate flooring.

#### BATHROOM

Skimmed ceiling. Velux window. Extractor fan. Shower cubicle with electric shower. Wash basin. WC with push flush. Heated towel rail. Vinyl flooring.

#### BEDROOM

Double glazed window to the front aspect. Consumer unit. Wall mounted electric heater. Ample plug sockets. TV point. Laminate flooring. Steps ascending to:

#### ATTIC ROOM

Skimmed ceiling. Smoke sensor. Ample plug sockets. Skirting. Carpeted flooring.

#### OUTSIDE

The property benefits from a charming courtyard garden, providing a private and low-maintenance outdoor space ideal for relaxing or entertaining. The courtyard is complemented by an attractive flower bed, adding colour, character, and seasonal interest to the garden, creating a pleasant and welcoming environment.

#### SERVICES

The property is connected to mains electricity, water and drainage, This property falls under Council Tax Band A.

#### MATERIAL INFORMATION

# Verified Material Information

## Costs and tenure

Tenure: Freehold

Council tax band: A

EPC rating: E

## The building

Mid-terrace bungalow, standard construction

1 bedroom, 1 bathroom, 1 reception

Accessibility adaptations: None

## Services

Mains electricity

Mains water

Mains foul drainage

Mains surface water drainage

Heating: Room heaters only

Heating features: Double glazing

Broadband: ADSL copper wire

Mobile coverage: O2 good, Vodafone good, Three great, EE great

Parking: On Street

Not in a controlled parking zone

No disabled parking available

## Risks and restrictions

Not a listed building

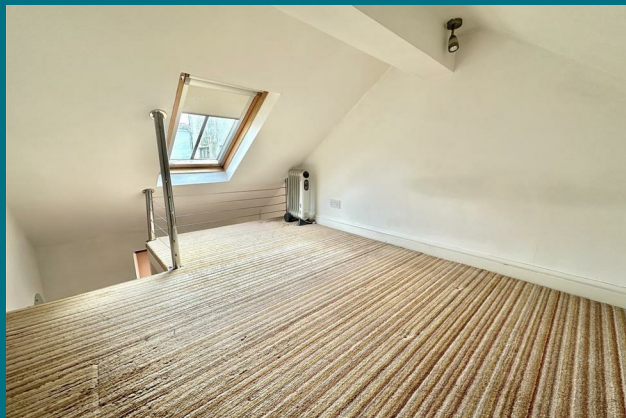


- Not in a conservation area  
No tree preservation order  
Title register restrictions (CL238717):
- The owner must keep the property insured for the full cost of rebuilding it (known as the reinstatement value).
  - The property cannot be used as a private hotel or as a licensed or unlicensed restaurant.
  - The property cannot be used as a shop for selling electrical equipment (such as radios or televisions), mirrors, lamps, or fancy goods.
  - The property cannot be used as a fishmonger or for the sale of frozen fish.
  - The owner must maintain the vertical walls that are shared with neighbours (party walls) and pay half the cost of their repair.
  - The owner must contribute a fair share of the costs for repairing and renewing the roof of number 27 Arwenack Street.
  - As some historical deeds were lost before the property was registered, there may be old restrictive rules from before August 1996 that still apply, though these are typically very old and rarely affect modern use.

Non-coal mining area: yes

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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.



## Needing To Sell?

Are you interested in this property but aren't currently in a proceedable position?

Don't Panic!

Contact Us On The Details Below To Arrange A Valuation

## Here To Help

Millerson Estate Agents

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Cornwall

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T: 01726 72289

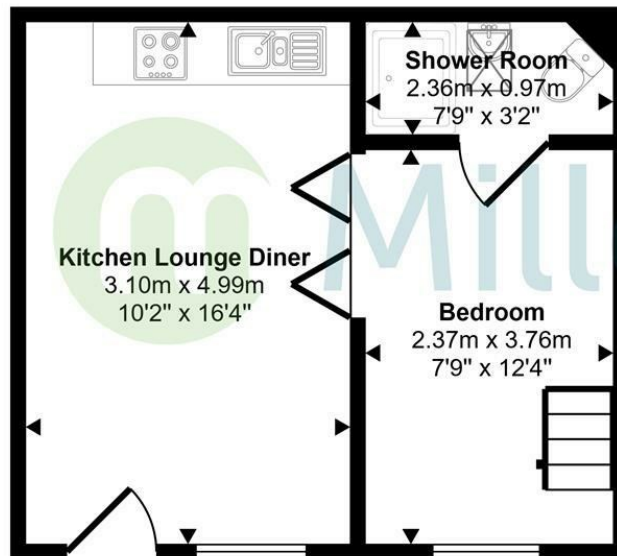
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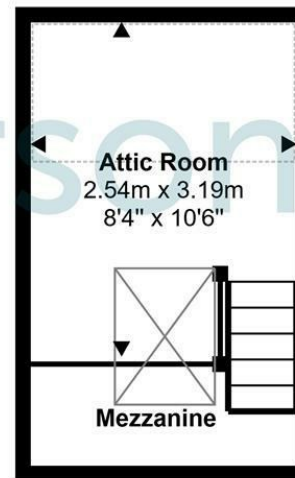


Scan me!

Approx Gross Internal Area  
36 sq m / 384 sq ft



Ground Floor  
Approx 28 sq m / 304 sq ft



First Floor  
Approx 7 sq m / 80 sq ft

Denotes head height below 1.5m

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.

