



Laskowski

&Co

Lettings



3 Trelawney Cottages, Falmouth, TR11 3NY

£1,700 Per Month

A beautifully presented characterful cottage, thoughtfully refurbished and finished to an exceptional standard throughout. The property is situated in a highly convenient, yet tucked-away location close to Falmouth town centre and is available on a long-term let.

The cottage is offered on an unfurnished basis and comprises of three bedrooms with one en-suite, a main bathroom, together with a spacious, light and airy kitchen/dining room which features a partially glazed pitched roof, and a gorgeous characterful living room with feature fireplace.

Externally, the property benefits from a front garden, an enclosed rear courtyard, and off-road parking for up to two vehicles! Please note tenants are responsible for the payment of the mains utilities on top of the rent including but not limited to: gas, electric, water, council tax and TV license.

EPC band D. Council tax band B. Available for an August move in.

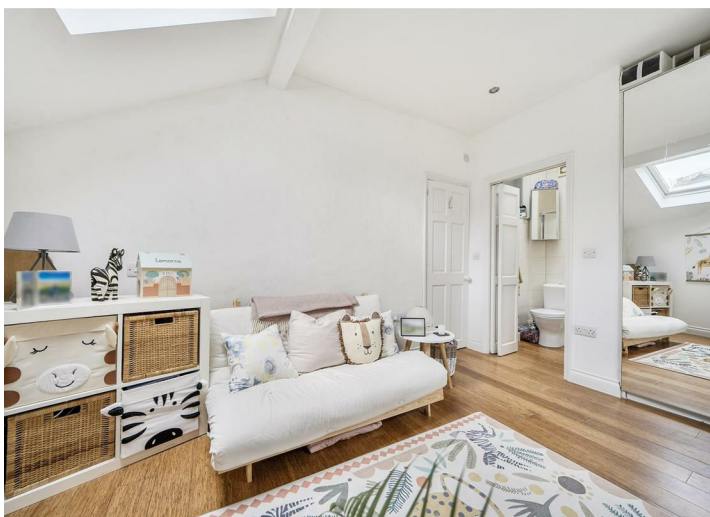
Holding deposit to be a maximum of one week's rent payable upon acceptance. Security deposit of five weeks rent payable upon signing of the tenancy agreement. Broadband checker: ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker.

***Inline with Article 4 restrictions, we are unable to rent this property to 3 or more unrelated sharers. ***

Key Features

- Central to Falmouth town
- Off road parking for two vehicles
- Front and rear garden
- Extended end of terrace cottage
- EPC rating D
- Close to amenities
- 3 Bedrooms
- Two bath/shower rooms
- Close to public transport links
- Beautifully presented throughout



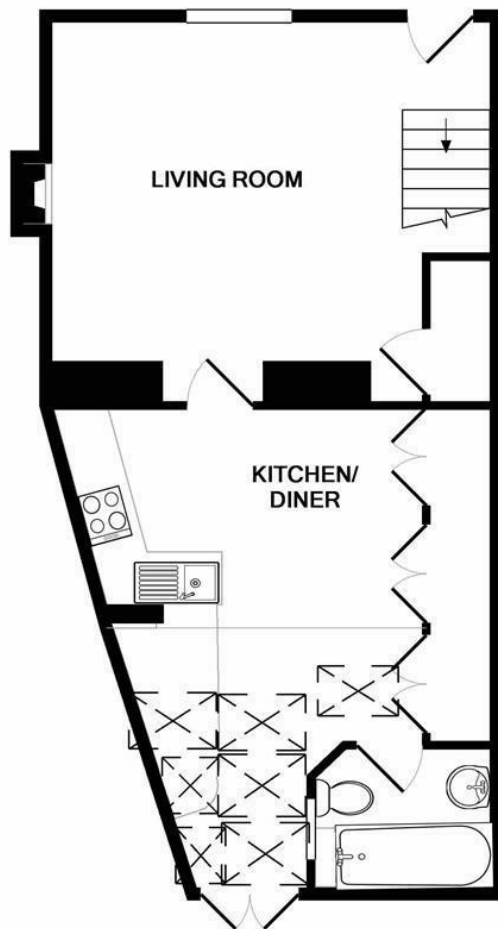




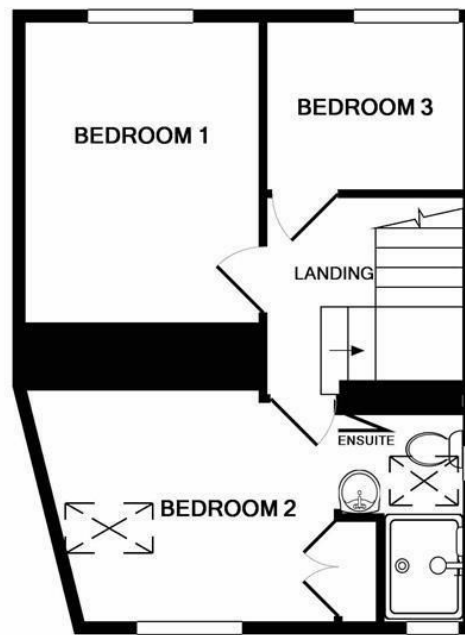




Floor Plan



GROUND FLOOR



1ST FLOOR



3TRELAWNEY COTTAGES FALMOUTH TR11 3NY
TOTAL APPROX. FLOOR AREA 80.0 SQ.M. (861 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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