



Lower Ground Floor Flat, 44 Woodlane, Falmouth

Guide Price £350,000



Heather & Lay
The local property experts

THE PROPERTY

The lower ground floor flat at 44 Woodlane is a delight, packed with character features such as original wooden doors, exposed floorboards and four pane sash windows.

Walking through the front door, you are presented by a particularly wide hallway giving a fantastic flow to the apartment and a feeling of space. To the end of the hallway there are character opaque glazed windows with a door into the study and utility space, a handy addition for the apartment.

The first port of call however, would be the living/dining/kitchen space, accessed off the hallway. Having been opened up to make a generously proportioned, sociable space, with a defined seating area in front of the log burner. The kitchen is modern with an oversized island offering plenty of counter space from a stylish quartz top, complimented by the painted cork flooring. There is also a door to the utility space at the back.

Across the hallway from the living space, you will find the main bedroom, flooded with light from the four pane sash window, and another generous size with plenty of space for a king size bed and storage. Off the back of the bedroom, is a bijou ensuite completing the main bedroom.

At the rear of the property, there is the second bedroom, currently set up as a nursery, but with plenty of space to be used as a double bedroom. Alongside bedroom two, there is also the family bathroom, tastefully finished with mosaic tiles and a bath with plumbed shower above.

Off the study, to the rear, there is a door leading past a useful outdoor storage cupboard to granite steps leading past the neighbouring flats gardens, to the garage, where you will find a well presented single garage, ideal for parking or storage.

To the front, there are two seating areas in a private garden space set back from the entrance to the other apartments. Southerly facing and bordered by a well established garden, what a perfect place to sit back and relax!







- Prime Falmouth Location
- Two Bedroom, Ground Floor Apartment
- Character Features
- Separate Office And Utility space
- Well Established Southerly Facing Private Garden
- Single Garage
- Generously Proportioned

THE LOCATION

Woodlane is one of Falmouth's most sought-after and valuable addresses, set up above and a few minutes' walk from the town and harbour side. This apartment is so convenient for all that is lovely about Falmouth near the heart of Falmouth, whilst the seafront and beaches are less than a mile away. The local 'Providore' café/tapas bar is inspirational and nearby 'Sea View Inn' and 'Jacob's ladder' are a must. Junior and secondary schooling facilities are nearby at King Charles and Trescobeas, and many faculties of the Combined University of Cornwall are within a few minutes' walk along Woodlane. An early 'til late Convenience store is close by at Albany Road. The nearby Dell train station provides a half-hourly service to Truro's mainline station where there are frequent services for Exeter and London, Paddington.

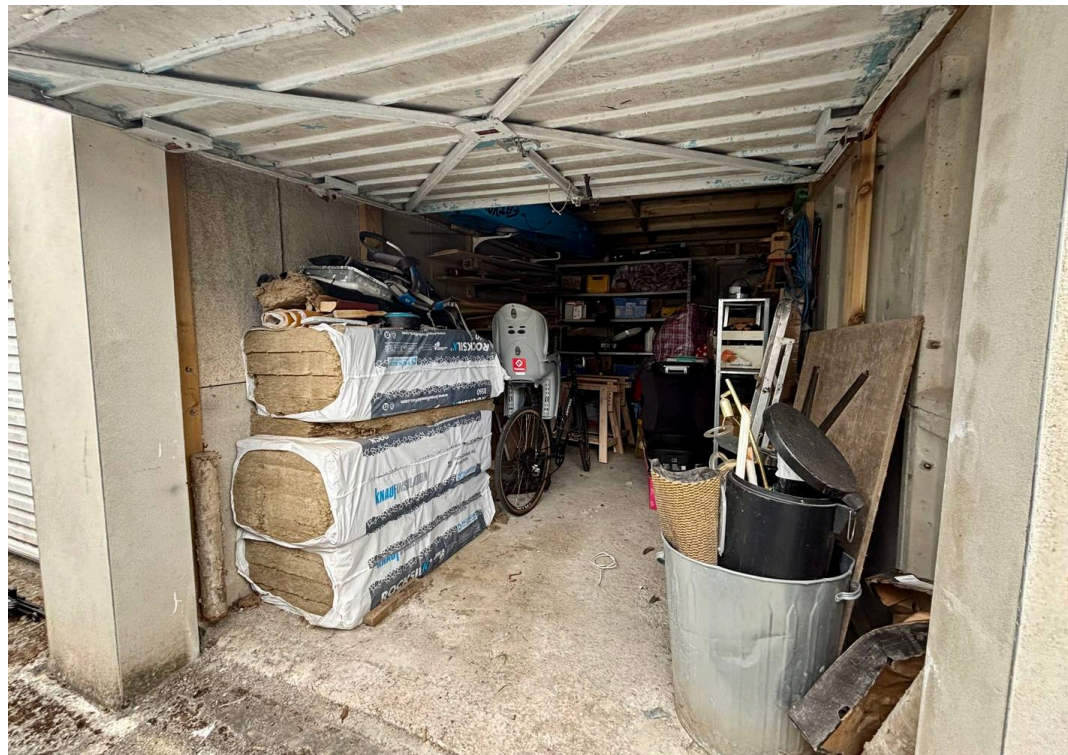
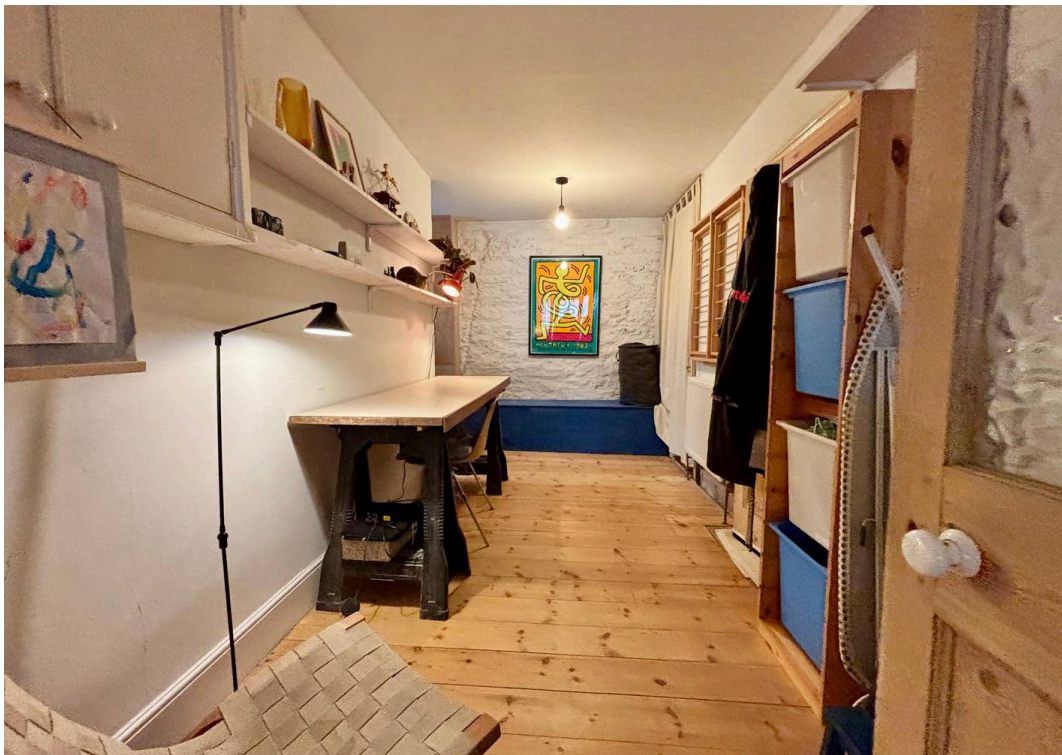
Council Tax band: C

Tenure: Leasehold with Share of Freehold 999-years from 2007. No service charge and the Lower Ground Floor flat pays 25% of building insurance and any works required.

EPC Energy Efficiency Rating: C

Services: Mains electricity, gas, water & drainage







Heather & Lay
The local property experts



Heather & Lay

3 Church Street, Falmouth - TR11 3DN

01326 319767 • sales@heather-lay.co.uk • www.heather-lay.co.uk/

These particulars are set out as a general outline in accordance with the Property Misdescriptions Act (1991) only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.



Heather & Lay
The local property experts