



## 2 New Windsor Terrace, Falmouth, TR11 3BX

### £1,300 Per Month

This is a well presented mid-terraced 2 bedroom house, located on New Windsor Terrace, moments from Falmouth Town Centre.

To the ground floor this property offers a large and light open plan living room with fitted feature wood burner, a fully fitted kitchen/diner including washing machine and fridge freezer and an access door leading to rear utility lean-to and subsequently the tiered courtyard with gate access.

To the first floor there are two double bedrooms and a three-piece bathroom with shower over.

This property has the added benefit of gas central heating, double glazing, character features and a PIV unit.

Offered on a part furnished basis for a long term let from the end of October. Well suited to a residential family or professional couple. EPC band C. Council tax band B. Mains gas, electric, water and sewerage. Holding deposit of one weeks rent. Security deposit of five weeks rent.

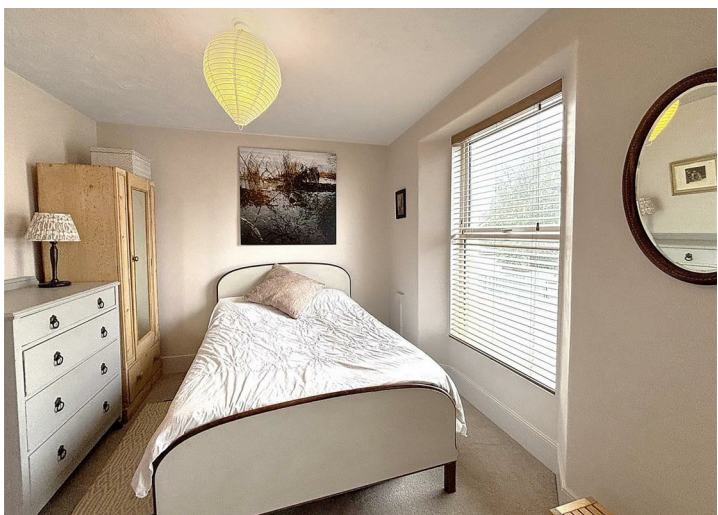
Unfortunately, due to Article 4 restrictions, we are unable to accept students or sharers on this property.

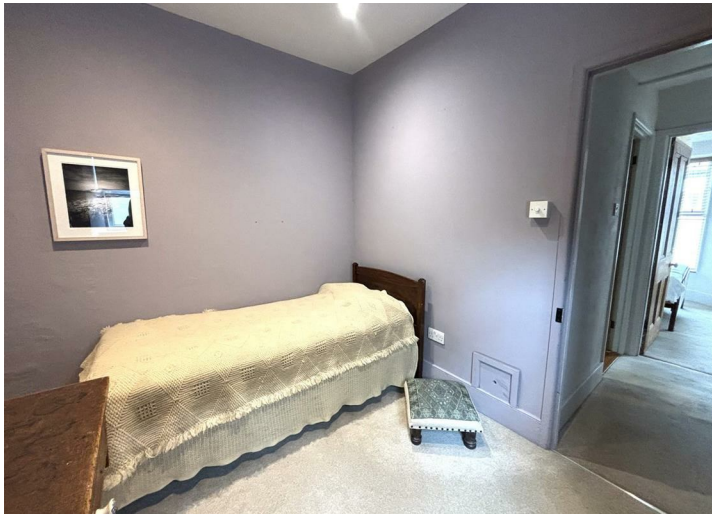
Broadband checker: [ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker](https://ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker)

## Key Features

- Two bedroom mid-terrace house
- Long term let on a part furnished basis
- Offered on a furnished basis
- Gas central heating
- EPC band C
- Close to Falmouth town centre
- Rear enclosed garden
- Character features
- No allocated parking
- Council tax band B



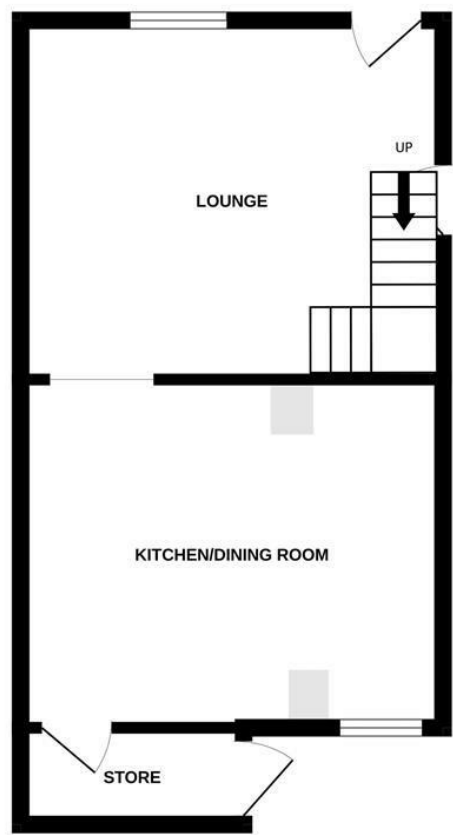




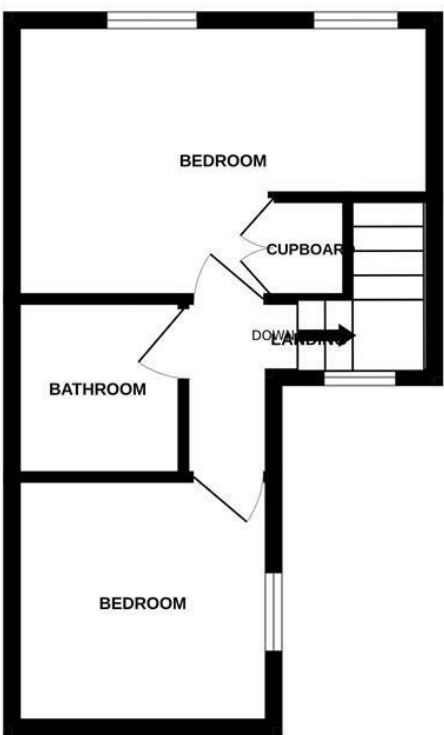


# Floor Plan

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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