



## 22 Berkeley Cottages, Falmouth, TR11 2BN

£1,275 Per Month

This is a well presented end of terrace 2 bedroom house, located on Berkeley Cottages, moments from Falmouth Town Centre.

To the ground floor this property offers a large and light open plan living room/diner, a fully fitted kitchen including washing machine and fridge freezer and an access door leading to the rear decked garden.

To the first floor there are two double bedrooms and a three piece bathroom with shower over. There is an additional large room to the second floor which can be utilised as a study, snug or simply for storage.

This property has the added benefit of gas central heating, double glazing and on street parking available on a first come first serve basis.

Offered on an unfurnished basis for a long term let from the end of June. 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.

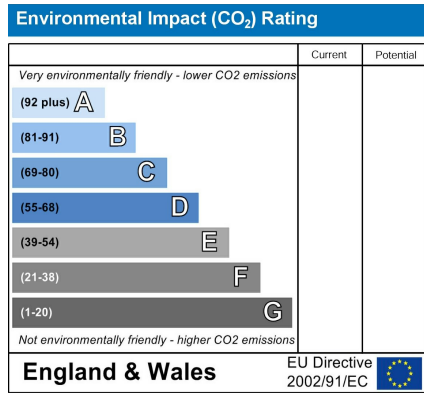
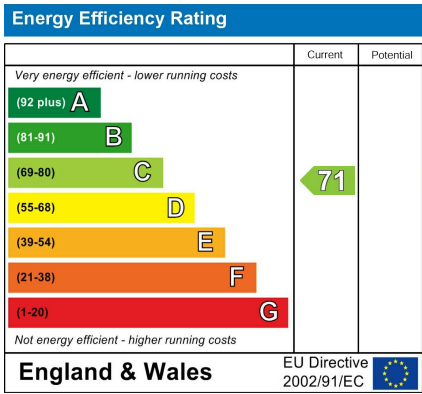
Unfortunately due to Article 4 restrictions, we are unable to accept students or sharers on this property.

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

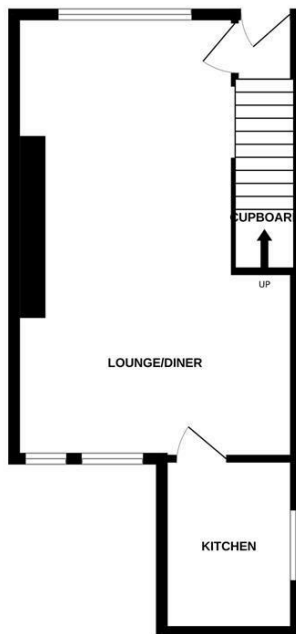
- 2 bedroom end of terrace house
- Light and neutral throughout
- Rear enclosed decked garden
- On street parking on a first come first serve basis
- Council tax band B
- A short walk to Falmouth Town Centre
- Additional study/store room
- Gas central heating
- EPC band C
- Unfurnished let available long term



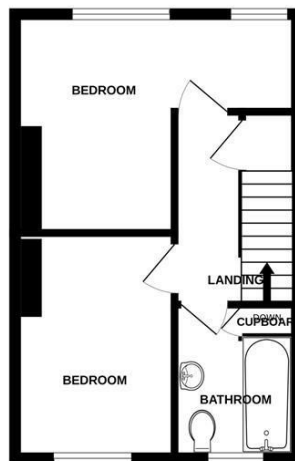


# Floor Plan

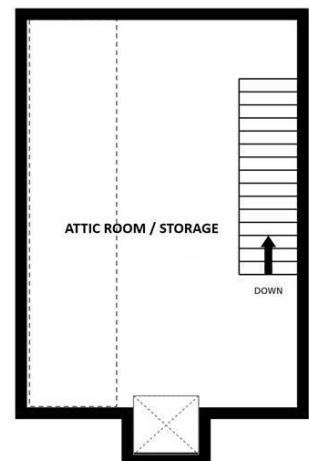
GROUND FLOOR  
365 sq.ft. (33.9 sq.m.) approx.



1ST FLOOR  
308 sq.ft. (28.6 sq.m.) approx.



2ND FLOOR  
294 sq.ft. (27.3 sq.m.) approx.



TOTAL FLOOR AREA : 967 sq.ft. (89.9 sq.m.) approx.

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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