

TOM WILLS
PERSONAL PROPERTY AGENTS

30 Kersey Road

Flushing, Falmouth, TR11 5TR

£475,000

TOM WILLS

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Flushing, Falmouth, TR11 5TR

A deceptively spacious period cottage in the centre of Flushing, originally two dwellings and now a single, versatile home of approximately 1,152 sq ft. The accommodation comprises two sitting rooms, a broad kitchen/dining room with utility cupboard, four bedrooms (the principal with en-suite shower room) and a family bathroom. Fireplaces, stained glazed doors and a timber staircase sit alongside full double glazing and modern central heating with an electric boiler. There is a small private courtyard to the rear, and the quay, village amenities and passenger ferry to Falmouth are a few minutes' walk away. The property is offered with no onward chain.

Two nearby parking spaces are available by separate negotiation, at a guide price of £40,000 to £45,000. Please note, our clients will not consider selling the parking spaces separately ahead of the sale of the cottage

- Period village cottage, formerly two dwellings
- Approximately 1,152 sq.ft of accommodation
- Four bedrooms, principal with en-suite shower room
- Two sitting rooms, one with woodburning stove and the other with a Victorian fireplace
- Kitchen/dining room with range cooker and plenty of storage
- Family bathroom with bath and separate shower
- Private and sunny rear courtyard
- Short walk to the quay and Falmouth ferry
- Parking area for two cars, available by separate negotiation
- No onward chain



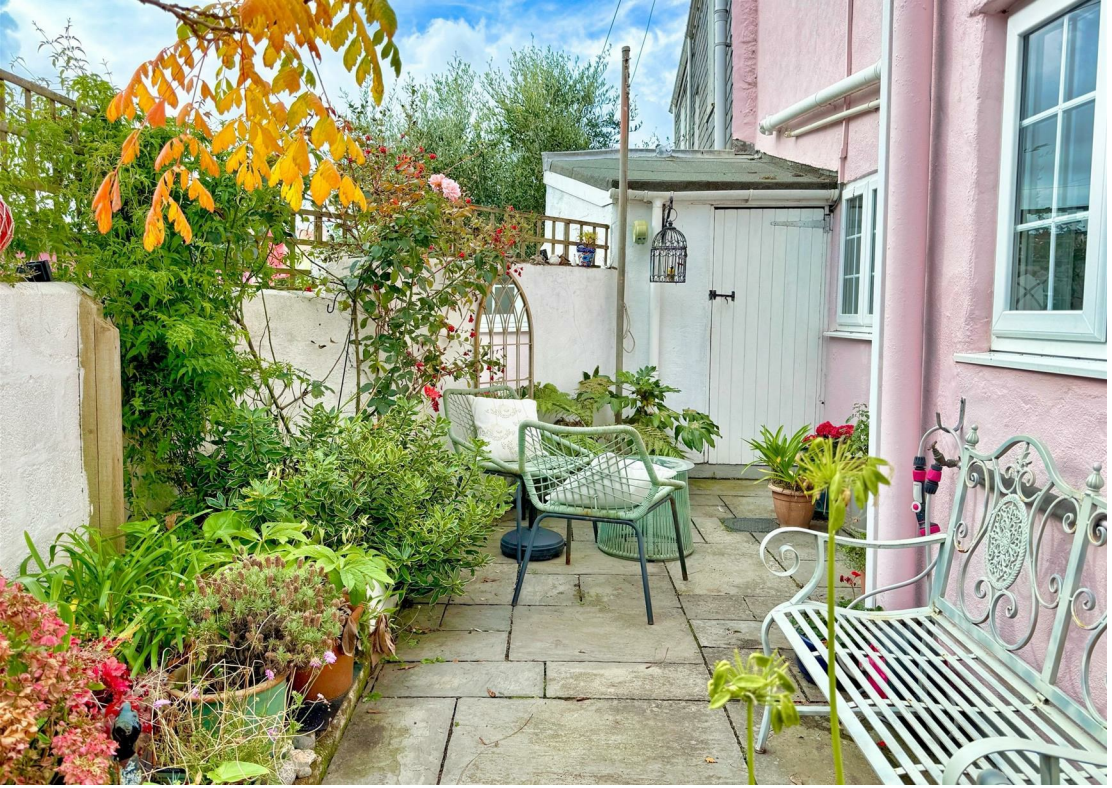






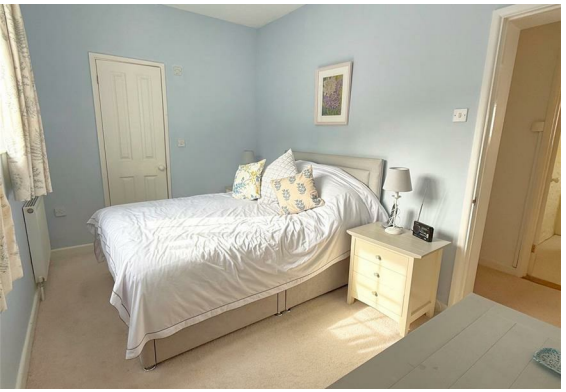




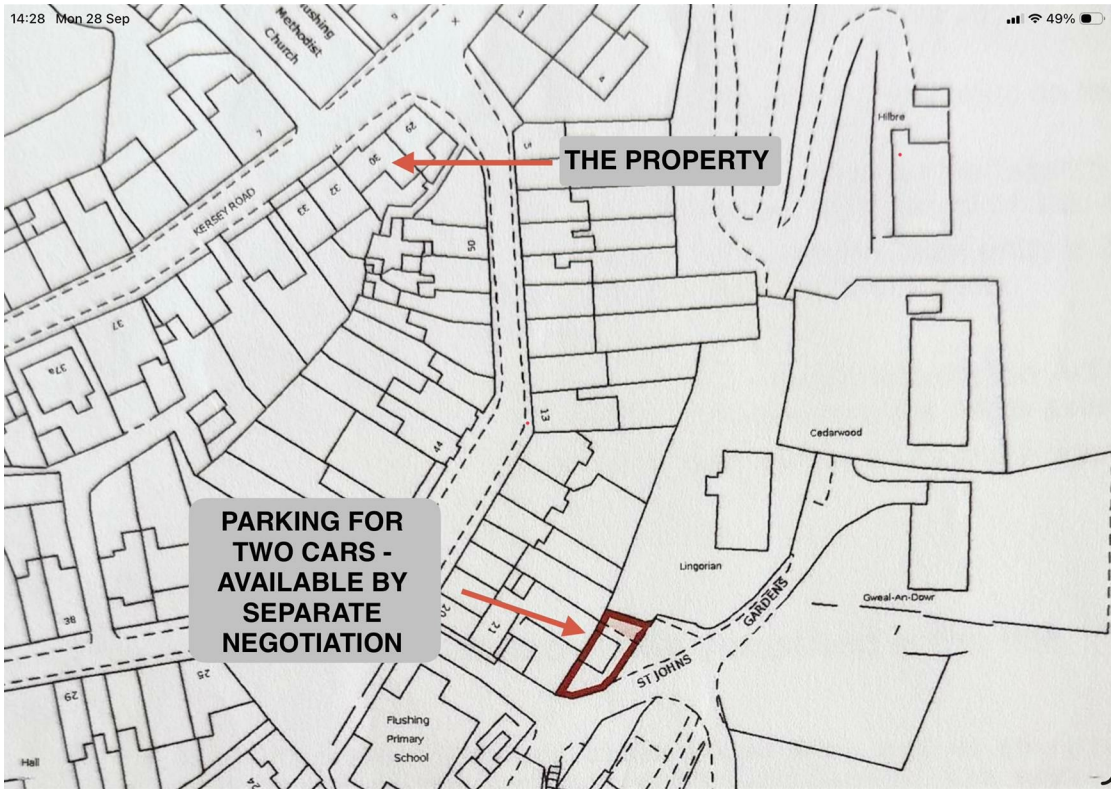












THE PROPERTY

30 Kersey Road was originally a pair of cottages and is considerably younger than it first appears. The front and side elevations of both were reconstructed in the mid 1960s, and the two have since been combined into one house. It keeps its period character in the fireplaces, stained glazed doors and timber staircase, and has the practical benefits of full replacement double glazing, electric central heating and refitted bath and shower rooms.

The front door opens through a porch into the sitting room with woodburning stove and a staircase rises to the first floor. A second sitting room lies alongside, with a Victorian Fireplace. Having two reception rooms at the front of the house leaves plenty of flexibility: one could serve as a study, a playroom or a ground floor bedroom. The broad kitchen/dining room runs across the rear. The kitchen has oak fronted units and a range cooker, with plenty of storage including a walk-in store cupboard off the dining space.

On the first floor, the principal bedroom has its own en-suite shower room. There are three further bedrooms, the fourth a single, along with a family bathroom that has both a bath and a separate shower cubicle, and an airing cupboard off the landing. Outside, the enclosed courtyard gives private space for sitting out without the upkeep of lawns and borders and features a pedestrian gate to the rear.

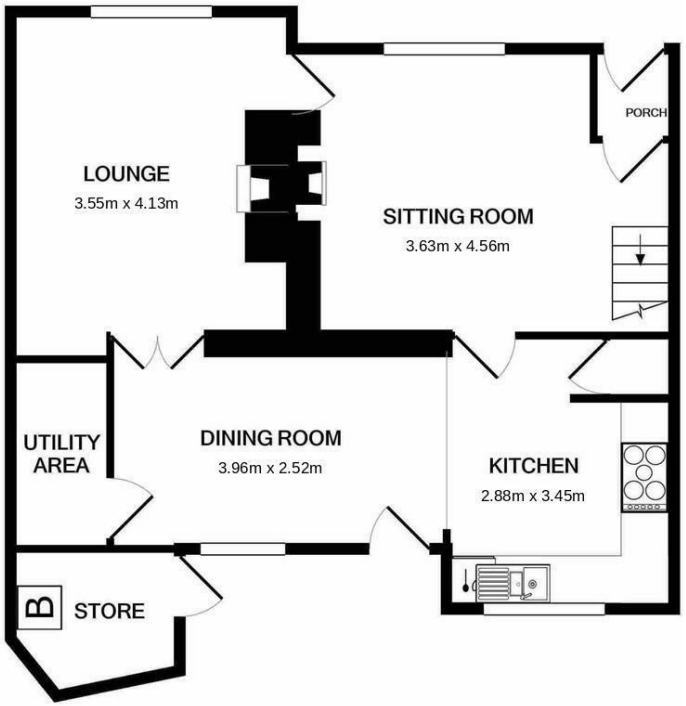
Two parking spaces near Flushing School and St Johns Gardens, about 2 minutes walk from the cottage, are also available by separate negotiation, at a guide price of £40,000 to £45,000. They are not included in the asking price and will not be sold prior to the sale of the cottage.

THE LOCATION

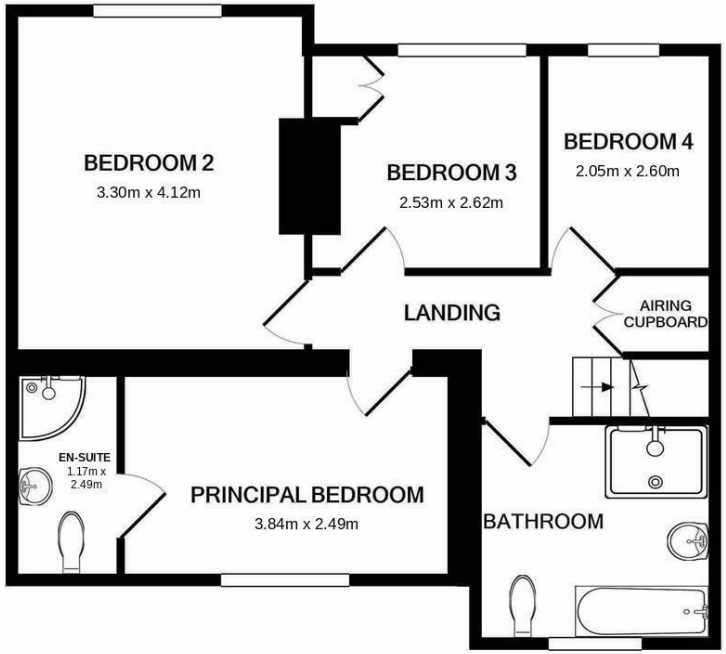
Kersey Road is a residential street in the centre of Flushing, made up largely of period cottages and pre-war houses. The harbourside and slipway are a few minutes' walk away, as are two pubs, a restaurant on the quay, the village shop and the parish church. A passenger ferry runs a regular service across the harbour to Falmouth. Flushing Beach and Kiln Quay are about a 15 minute walk from the house. From there, a scenic coast path runs around Trefusis Point to Mylor Harbour, where there's a marina, a sailing club, two restaurants and a café.

ADDITIONAL INFORMATION

Tenure: Freehold. Services: mains electricity, water and drainage; electric boiler (installed 2022) provides central heating and hot water to an unvented pressurised cylinder. Council Tax: Band D. EPC: 63(D). Possession: vacant possession on completion.

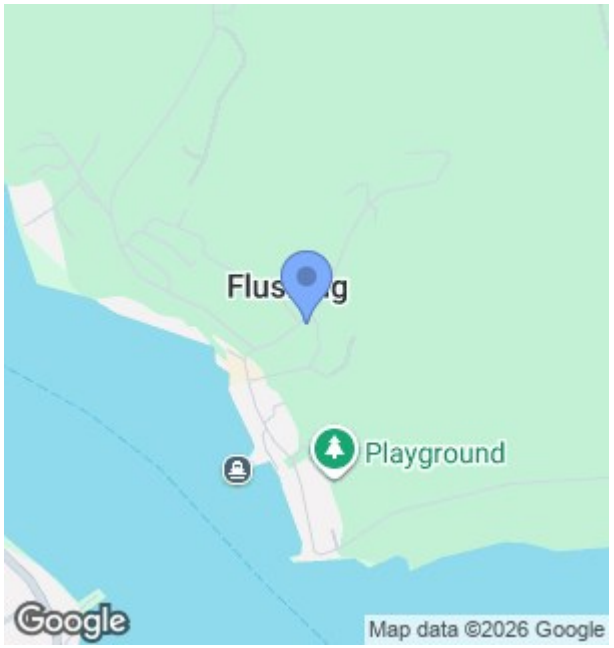


GROUND FLOOR
APPROX. FLOOR
AREA 634 SQ.FT.
(58.9 SQ.M.)

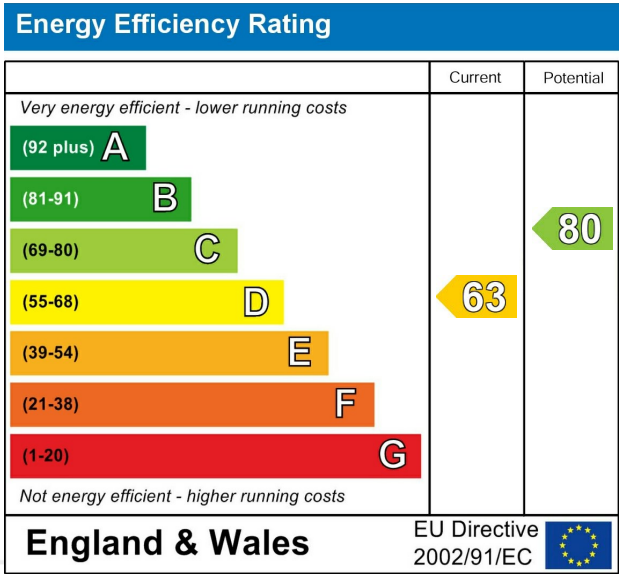


1ST FLOOR
APPROX. FLOOR
AREA 587 SQ.FT.
(54.5 SQ.M.)

FOR IDENTIFICATION PURPOSES ONLY - NOT TO SCALE



Energy Efficiency Graph



Viewing

Please contact us on 01326 352302
if you wish to arrange a viewing appointment for this property or require further information.

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9 Bar Terrace, Falmouth, Cornwall, TR114BP
01326 352302 | info@tomwillsproperty.co.uk | www.tomwillsproperty.co.uk