



1 Wellington Terrace, Falmouth

Guide price £225,000 Share of Freehold

Charming period home with original features, spacious living area, modern kitchen, and a large bedroom. Prime Falmouth location near town, beaches, schools, and transport links. no onward chain.

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- Excellent Central Location
- Beautiful Characterful Features Throughout
- One Bedroom Duplex Apartment
- Well Presented Throughout
- Close To Falmouth Amenities
- Generously Proportioned
- Potential Investment Opportunity
- Gas Fired Central Heating
- No Onward Chain

THE PROPERTY

Walking up the granite steps from the treelined Trelawney road and entering through the solid wooden front door, you are immediately presented by the character and warmth of the property with lovely stone walls bordering the original wooden staircase. Downstairs, is a generously proportioned bedroom with lovely, original wooden cupboard doors and entrance, a large window bringing in light and a general cosy feel throughout. Upstairs, you are greeted by an inviting and spacious living area with a modern kitchen, opening to a sitting area complimented by characterful original features such as the wooden floorboards and original fire place surround with wooden beam above. Off from the kitchen, we also find the bathroom which is well presented, and includes a large, plumbed shower.

THE LOCATION

Number 1 is situated conveniently on the corner of Wellington Terrace and the treelined Trelawney Road. Wellington Terrace sits prominently up above the town and harbourside where number 1 is so convenient for accessing all that is lovely about Falmouth with pathways meandering from here, down to the town & harbourside, whilst the seafront and beaches are less than a mile away. The local 'Providore' café/tapas bar is inspirational and nearby 'Sea View Inn' is 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. Convenience stores are close by at Albany Road, regular bus services lead onto The Moor and nearby railway station at The Dell and Penmere provides a direct link to the cathedral city of Truro, the county's retail, commercial, administrative, health and educational centre





TOTAL FLOOR AREA : 61.43 sq. m. (661.23 sq. ft.) 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



Council Tax band: A

Tenure: Leasehold 999 years from 2007 with share of freehold. No service charge payable, maintenance costs and building insurance shared between the two apartments.

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

Services: Mains electricity, gas, water & drainage

