



Franklin, Windsor Terrace, Falmouth, TR11 3BP

£275,000

Located on popular Windsor Terrace, merely a few minutes' walk from the town centre, a most individual 3 storey, 2 bedroom, end of terrace house with an open outlook, particularly from the first and second floors, towards the church of St Mary's, neighbouring rooftops and the Penryn River. Beautifully decorated internally with quality fixtures and fittings throughout, the property is a charming home which offers much convenience, with the benefit of 'turnkey' accommodation. Viewing highly recommended!

Key Features

- 3 storey town house
- 2 bedrooms, 1 shower room
- Wood-burning stove
- Enclosed front patio
- Superbly decorated and stylishly finished
- Highly individual property
- End of terrace
- EPC rating E



THE ACCOMMODATION COMPRISES

Recently fitted stained glass front door to:-

LIVING ROOM

A nicely proportioned and well finished room with plentiful light provided via an almost full height recessed uPVC double glazed tilt-and-turn window to the front elevation, offering an outlook over the delightful terrace area to St Mary's Church. Central fireplace featuring polished stone hearth and wood burning stove. Recess to either side of the fireplace with matching shelving. Spotlighting with dimmer switch, stripped wood-effect flooring, TV aerial point, radiator, panelled ceiling. Electrical consumer unit at ceiling height within cupboard. Traditional six-pane door leading to the:-

KITCHEN

Maximum measurements of an irregular shaped room. Modern fitted kitchen with tiled splashback and a range of eye and waist level units, inset stainless steel sink with drainer and mixer tap, Blomberg electric oven with four-ring gas hob over and stainless steel extractor above. Space and plumbing for washing machine and dishwasher, space for fridge/freezer. Velux window providing additional natural light, together with a recessed uPVC double glazed window with slate sill. Tiled flooring, vertical radiator, panelled ceiling, spotlights. Wall mounted gas combination boiler. Wall mounted oak effect table. Carpeted staircase rising to the:-

FIRST FLOOR

LANDING

Full height double glazed uPVC tilt-and-turn window to the side elevation providing tremendous amounts of light. Panelled doors leading to shower room and bedroom one, traditional door offering access to carpeted stairwell and rising to bedroom two.

BEDROOM ONE

Of irregular shape, a spacious double bedroom with a wonderful open outlook towards St Mary's Church via two recessed and broad uPVC double glazed windows to the front elevation, offering views over the rooftops of central Falmouth. Built-in full height storage cupboards with hanging rail and slatted shelving. Radiator. Ceiling light. Exposed floorboards.

SHOWER ROOM

Beautifully reappointed contemporary shower room with large walk-in shower cubicle, incorporating a boiler-fed power shower and tiled surround. 'Floating' wall mounted wash hand basin, concealed cistern dual flush WC. Chrome ladder-style radiator with chrome towel rail above, 'Karndean' flooring, obscure double glazed window to the side aspect. Inset downlights, extractor fan.

BEDROOM TWO

Maximum measurements to include window recess. A most delightful bedroom with a bright double aspect, part galleried to the stairwell, and set in the roof space and offering an array of bespoke cupboards within the eaves. Dormer recess currently housing a computer desk providing spectacular views over the rooftops of central Falmouth with the spires of St Mary's Church to one side and a glimpse of Falmouth Harbour towards Flushing and open fields beyond.

Exposed and painted ceiling beams, carpeted flooring, spotlights with dimmer switching, radiator.

THE EXTERIOR

ENCLOSED FRONT PATIO

A small gated paved 'courtyard style' garden which offers space for a table and chairs, raised flower beds, enclosed by wall and fencing which provides a degree of privacy. Timber entrance gate with additional wall mounted slatted privacy fence.

GENERAL INFORMATION

SERVICES

Mains electricity, water, drainage and gas are connected to the property. Gas fired central heating. Telephone points (subject to suppliers regulations).

COUNCIL TAX

Band B - Cornwall Council.

TENURE

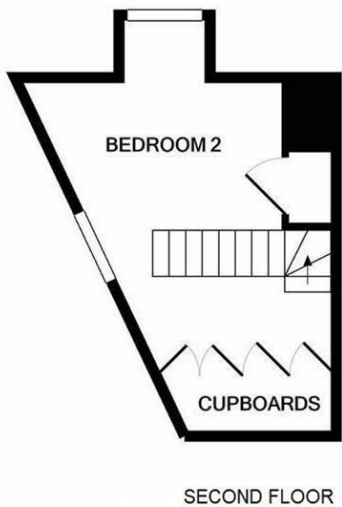
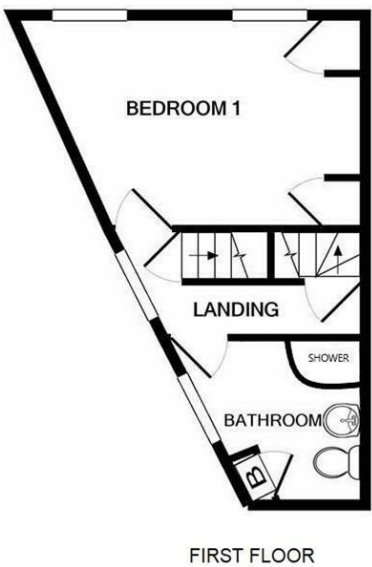
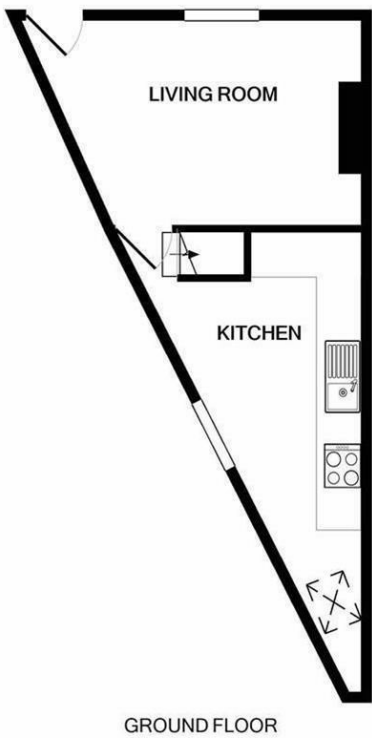
Freehold.

VIEWING

By telephone appointment with the vendor's Sole Agent - Laskowski & Company, 28 High Street, Falmouth, TR11 2AD. Telephone: 01326 318813.



Floor Plan



WINDSOR TERRACE FALMOUTH TR11 3BP
TOTAL APPROX. FLOOR AREA 63.0 SQ.M. (678 SQ.FT.)
Whilst every attempt has been made to ensure the accuracy of the floor plan 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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