



 **Lang Llewellyn**  
Trusted Property Experts & Co.

**7 Coventry Road, Flushing**  
**£400,000**

# 7 Coventry Road

Flushing, Falmouth

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating:

- Beautifully presented throughout
- Highly desirable waterside village
- South West facing rear garden area
- Updated & renovated by the current owner
- Two double bedrooms
- Two storey rear extension
- Sitting room with wood burning stove
- Located less than 250 yards from the water
- Updated bathroom
- Updated kitchen





Reception

Kitchen / diner

Bathroom

Bedroom 1

Bedroom 2





Reception

Kitchen / diner

Bathroom

Bedroom 1

Bedroom 2





Approx Gross Internal Area  
78 sq m / 838 sq ft



Ground Floor  
Approx 37 sq m / 402 sq ft

First Floor  
Approx 41 sq m / 437 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.