



# Laskowski

## &Co

Lettings



## 30 King Charles Street, Falmouth, TR11 5GD

£2,000 Per Month

A fantastic opportunity to long term rent a desirable four-bedroom, three-storey, semi-detached home located on the sought after Swanvale development. The property is situated towards the end of a no through road and is within walking distance of Swanpool nature reserve and Swanpool beach. The position of this particular property enjoys a green space to the front, whilst from the second-floor views can be enjoyed over the development towards the beaches, Falmouth Bay and beyond.

This property offers an entrance hallway with ground floor cloakroom and a spacious living room which opens through to the full width kitchen dining room to the rear. The generous full width kitchen dining room is fitted with modern fitted units, wood block work surfaces and fitted appliances. This lovely family space also enjoys direct access out to the unusually large and level rear garden.

The first floor provides three of the four bedrooms (two doubles and a single) plus the main bathroom. The landing then provides access to the second floor and the spacious full depth master bedroom with en-suite. This stunning light and airy master bedroom suite has the benefit of being a dual aspect and enjoys views to the rear to Falmouth Bay. This lovely master bedroom also benefits from a modern fitted shower room en-suite.

The property also has the benefit of double glazing, gas central heating, a heat recovery system, a larger than average rear garden, a single garage and driveway parking!

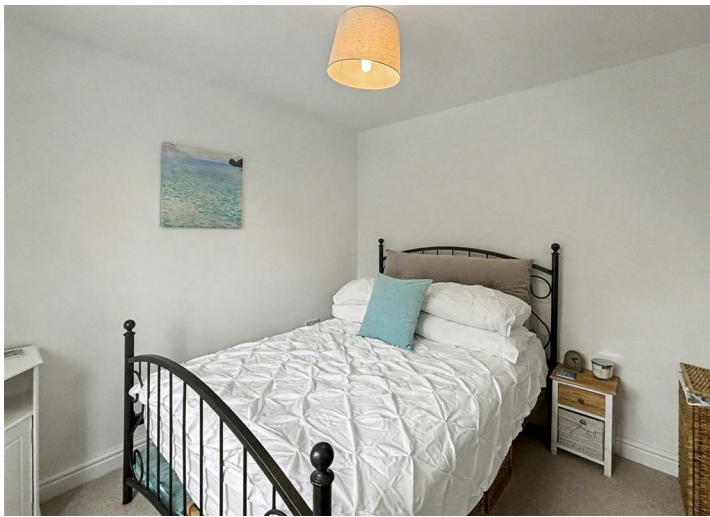
Offered on an unfurnished basis for a long term let, this property is well suited to a professional working couple or family. Please note in line with article 4 restrictions in Falmouth, we are unable to accept sharers on this property.

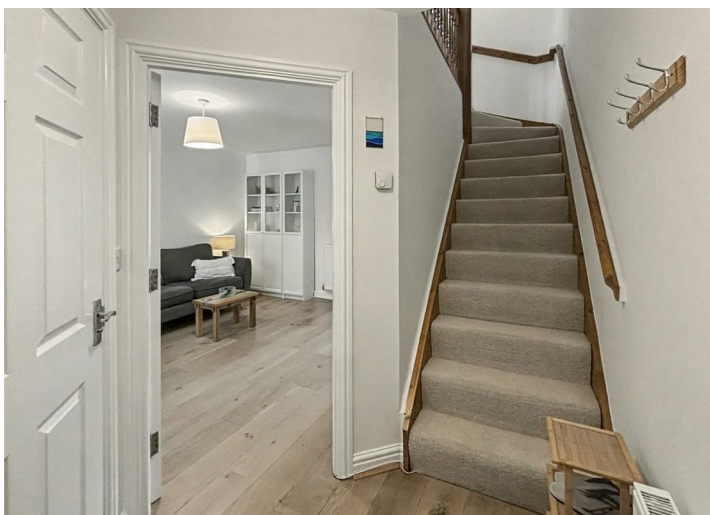
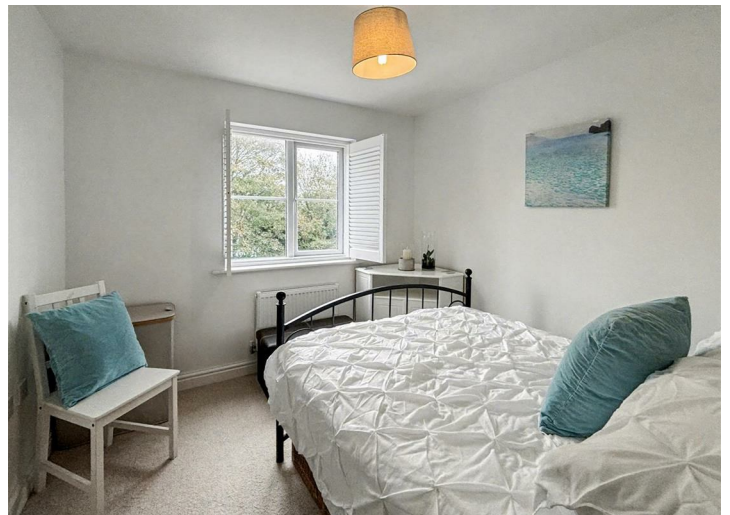
Council tax band D. EPC band C. Mains gas, electric and water. Holding deposit: One week's rent / Security deposit: Five weeks' rent. Broadband checker: [ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker](https://ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker)

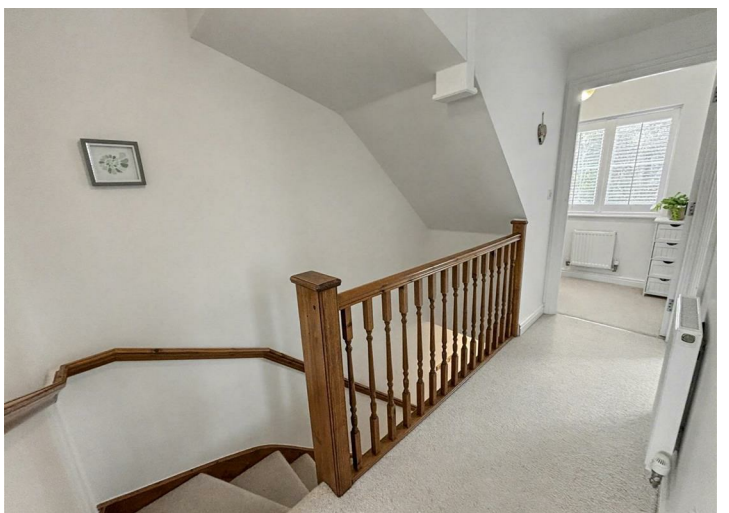
## Key Features

- Well presented four bedroom, three storey, semi detached home
- Large, level and enclosed rear garden
- Master en-suite shower room with sea view to the rear
- A short walk from Swanpool beach and nature reserve
- EPC band C. Council tax band D.
- Light, modern and neutral throughout
- Three double bedrooms and one single
- Allocated driveway parking
- Gas central heating
- Single garage





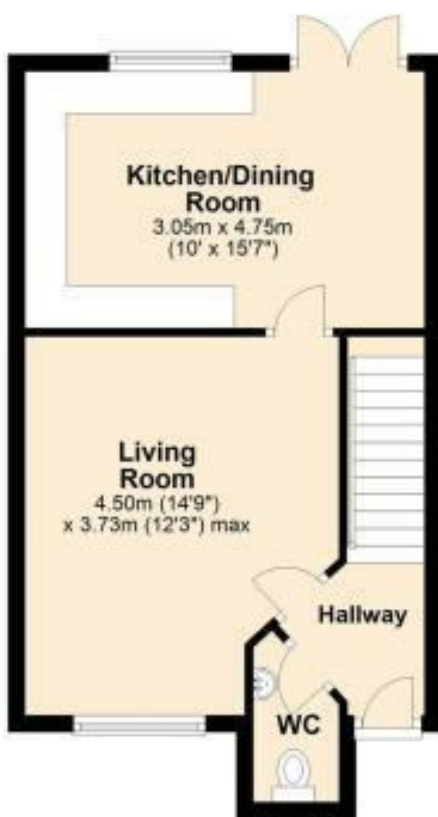




# Floor Plan

## Ground Floor

Approx. 37.3 sq. metres (402.0 sq. feet)



## First Floor

Approx. 36.4 sq. metres (391.9 sq. feet)



## Second Floor

Approx. 26.0 sq. metres (279.6 sq. feet)



Total area: approx. 99.7 sq. metres (1073.5 sq. feet)