



## 22A Fore Street, Constantine, Falmouth, TR11 5AB

£1,100 Per Month

This two bedroom property is located on Fore Street in the heart of the popular village of Constantine with a fantastic history as a former workshop.

The accommodation has been converted to an high standard, with a blend of modern and character features including slate flooring, striking vaulted ceilings, wooden beams, deep windows and skylights that flood the space with natural light.

to the ground floor the property has the hallway with feature slate flooring, from which a staircase ascends to the first-floor landing, a separate utility room which was previously been used as a WC but has now been converted to house laundry appliances and the open-plan kitchen and living room features a beautifully fitted shaker style kitchen combining modern convenience with traditional charm. On the first floor the landing provides access to a well-appointed tiled bathroom with three-piece suite, as well as two bedrooms, both with vaulted ceilings and exposed timber features, and Velux skylight windows.

To the side of the property is a one driveway parking space, a highly sought-after feature in this location. The property also benefits from an enclosed front garden, as well as an additional enclosed courtyard-style garden with a patio to the side.

This property is offered on an unfurnished basis for a long term let from early December. Please note tenants are responsible for the payment of the mains utilities on top of the rent including but not limited to: gas, electric, water, council tax and TV license. EPC band C. Council tax band B. Holding deposit to be a maximum of one week's rent payable upon acceptance. Security deposit of five weeks rent payable upon signing of the tenancy agreement. Broadband checker: [ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker](http://ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker)

## Key Features

- Modern converted cottage with character features
- Beautiful open plan kitchen/living room
- Desirable sought after off road parking space for one car
- Modern fitted bathroom and separate utility room
- EPC band C
- Two bedrooms
- Private enclosed courtyard
- LPG gas central heating with combi boiler
- Situated in the popular village of Constantine
- Council tax band B

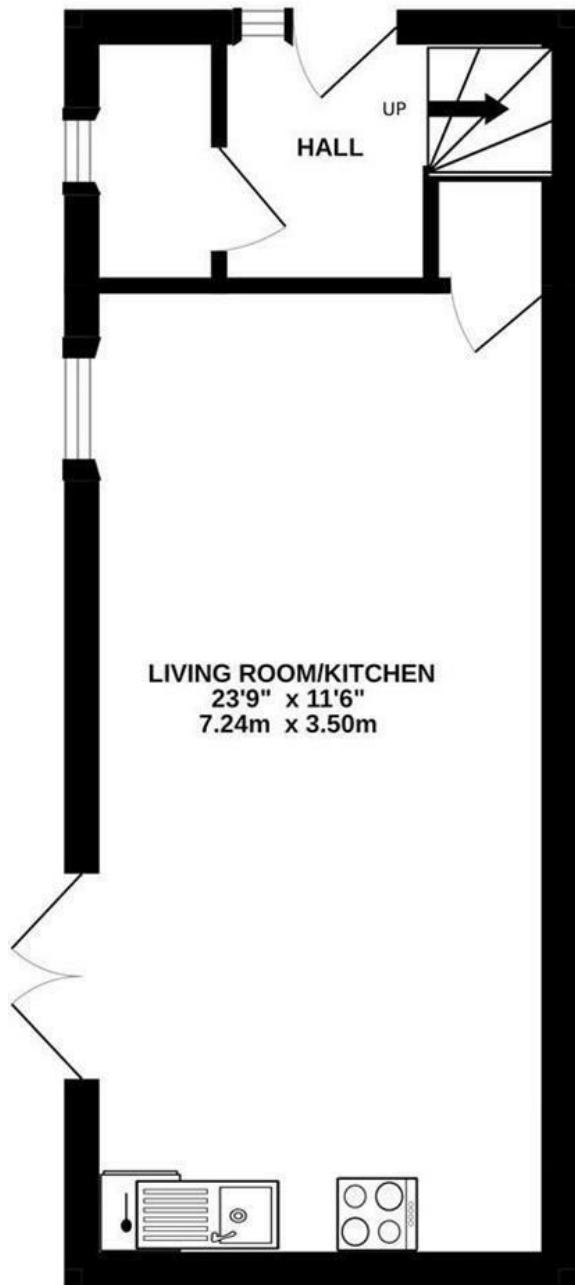






# Floor Plan

GROUND FLOOR  
345 sq.ft. (32.1 sq.m.) approx.



1ST FLOOR  
345 sq.ft. (32.1 sq.m.) approx.

