



43 Swanpool Street, Falmouth, TR11 3HT

£335,000

A particularly lovely, beautifully presented and thoroughly updated, semi-detached town house, believed to date from the turn of the last century, occupying a prominent and highly convenient position at the 'entrance' to Arwenack Avenue, perfectly positioned therefore for the seafront, beaches, town centre and harbourside - with Customs House Quay literally 'at the foot of the hill'. The subject of a comprehensive and extremely tasteful programme of refurbishment works since 2015, the property provides double glazed and gas centrally heated accommodation, full of charm and quality, with 2 double bedrooms, 2 reception rooms, large utility room, and superbly reappointed bathroom with Villeroy & Boch sanity ware. There are intriguing views over the town to the harbour, side and rear gardens have been attractively landscaped for ease of maintenance and, unusually, we understand a nearby parking space can be available for rental, subject to negotiations. For sale with immediate vacant possession and no onward chain.

Key Features

- Beautifully presented semi-detached town house
- Comprehensively and tastefully refurbished throughout
- Double aspect lounge and 'social' kitchen/diner
- Gravelled and decked side and rear courtyard garden
- Conveniently located close to the town and Customs House Quay
- 2 well proportioned double bedrooms
- Double glazed sash windows, gas central heating
- EPC rating D



THE ACCOMMODATION COMPRISES

ENTRANCE LOBBY

Substantial timber entrance door with glazed fan light and slate step. Traditional panelled doors to the reception rooms.

SITTING ROOM

A delightful, light, double aspect room with two tall sealed unit small pane sash windows to the front and rear elevations, the latter enjoying an outlook over Arwenack Avenue to Pendennis Castle in the distance. Two traditional radiators, low voltage light sockets, beautiful mellow pine exposed floorboards.

KITCHEN/DINING ROOM

Tall small pane sealed unit sash window to the front elevation, glazed display cabinet, turning staircase rising to the first floor landing with deep storage cupboard under with electrical trip switching, meters and gas main. Traditional radiator. Bespoke fitted kitchen with solid timber worksurfaces with metro tiled splashbacks. Inset stainless steel sink unit with mixer tap, recess with plumbing for dishwasher, fridge recess. Open-fronted display shelving, wall cupboards, 'island' unit with recess with gas point and further cupboards to either side. Klarstein stainless steel illuminated extractor canopy over.

REAR LOBBY

Slate flooring, shelved alcove.

BATHROOM/WC

Most attractively appointed with a white three-piece suite comprising a wall hung Villeroy & Boch WC with concealed Grohe cistern, Villeroy & Boch wall mounted wash hand basin with Hansgrohe mixer tap, roll-top 'freestanding' bath with Bristan mains-powered shower over. Slate tiled flooring, metro tiled walls to at least dado height. Sliding casement sealed unit double glazed window to the rear elevation. Extractor fan, traditional radiator/towel rail, wall cupboard.

UTILITY ROOM

Part glazed panelled door from the rear lobby, again with slate flooring throughout. Traditional radiator, extractor fan, half glazed sealed unit door overlooking and opening onto the rear courtyard-style garden. Broad fitted timber worksurface with space below for washing machine, tumble dryer and freezer cabinet. Fitted wall shelving, boiler cupboard housing Ideal Logic gas fired boiler providing domestic hot water and central heating.

FIRST FLOOR

LANDING

Staircase rising from the kitchen/diner, sealed unit small pane sash window to the front elevation, traditional panelled doors to the bedroom.

BEDROOM ONE

A delightful triple aspect room with sealed unit small pane sash windows to the front and rear elevations - the latter enjoying an intriguing outlook over Arwenack Avenue to the port area, Port Pendennis, Pendennis Castle and headland, and across the deep waters of the Carrick Roads to the outskirts of St Mawes, mouth of the Percuil River and shoreline of The Roseland peninsula. Further feature sealed

unit casement window with deep sill to the side elevation enjoying a picturesque outlook down Swanpool Street to the inner harbour, Trefusis Road and the outskirts of Flushing. Traditional radiator, bedroom fireplace with slate hearth and cast iron surround (not functioning). Beautiful mellow pine timber flooring. Built-in full height cupboard, fully lined with tongue-and-groove panelling, providing ample hanging and storage space.

BEDROOM TWO

An equally well proportioned and, again, light room, this time double aspect with tall replacement small pane sealed unit sash windows to the front and rear elevations, the rear once again enjoying the lovely town, harbour and estuary view. Traditional radiator, bedroom fireplace with slate hearth and cast iron surround (not functioning). Beautiful mellow pine flooring. Tall, full height, fully lined cupboard, again providing ample hanging and shelving space. Access to loft storage area, partially boarded, with light, ideal for additional storage. Retractable aluminium ladder.

THE EXTERIOR

SIDE AND REAR GARDEN

Extending the full depth of the side elevation and length of the rear, is an attractively landscaped garden which has been extensively decked and gravelled for ease of maintenance. Arched side entrance gate with tall gateposts. Stone side retaining wall. Close lap timber fencing, three-tier decking with exterior courtesy light, power points and cold water tap. Enjoying a sunny easterly and southerly aspect, with courtesy door to the accommodation.

PARKING SPACE

We understand from the vendor a neighbour will consider the rental of a parking space, subject to negotiation.

GENERAL INFORMATION

SERVICES

Mains water, electricity, gas and drainage are connected to the property. Gas fired central heating.

COUNCIL TAX

Band B - Cornwall Council.

TENURE

Freehold.

VIEWING

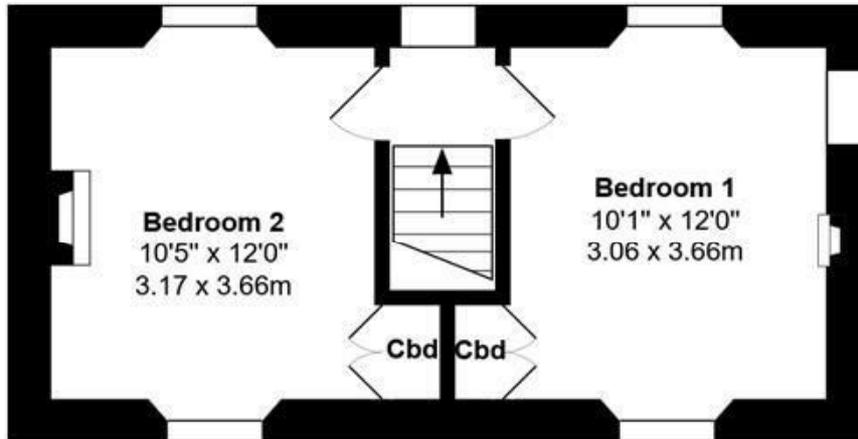
By telephone appointment with the vendor's Sole Agent - Laskowski & Company, 28 High Street, Falmouth, TR11 2AD. Telephone: 01326 318813.

DIRECTIONAL NOTE

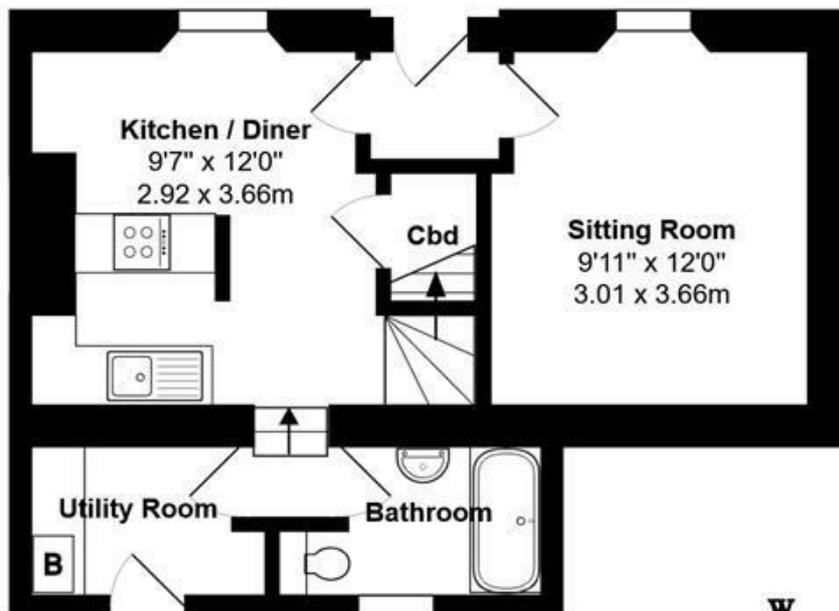
Walk through the centre of Falmouth and take the steps between the Kings Head Public House and Parish Church and turn left onto New Street. Continue to the end of the road which becomes Swanpool Street and turn right in the direction of Woodlane. Number 43 will then be found after a short distance on the left-hand side, immediately 'above' the entrance to Arwenack Avenue.



Floor Plan



First Floor
Approx Area: 26.6 m² ... 286 ft²



Ground Floor
Approx Area: 36.4 m² ... 391 ft²

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Total Approx Area: 63.0 m² ... 678 ft²

All measurements are approximate and for display purposes only