



6 Vicarage Terrace, Constantine, Falmouth, TR11 5AN

Guide Price £225,000

An attractive 2 bedroom end of terrace cottage, located opposite the church in the sought-after village of Constantine. The accommodation requires some refurbishment and modernisation, comprising on the ground floor: living room with multi-fuel stove, kitchen and bathroom. On the first floor are 2 bedrooms. The cottage has side pedestrian access to a small rear courtyard garden with a 10' garden outbuilding. The village of Constantine is incredibly well-served with the Cornish Arms public house, doctors surgery, primary school, Spar shop, general store, arts centre and 15th century church. To be sold with no onward chain.

Key Features

- 2 bedroom period cottage
- Oil fired central heating
- Living room with multi-fuel stove
- EPC rating E
- Highly sought-after village location
- Requiring some refurbishment
- Courtyard garden with outbuilding



THE ACCOMMODATION COMPRISSES

(all dimensions being approximate)

Obscure double glazed front door to the:-

LIVING ROOM

15'5" x 14'11" narrowing to 11'11" (4.72m x 4.57m narrowing to 3.64m)

An irregular shaped room with south-facing double glazed sash-style window to the front aspect with window seat, looking out towards Constantine Church. Exposed granite fireplace housing a cast iron Multi fuel burner with slate tiled hearth. Two radiators, open beamed ceiling, ceiling light, telephone point. Stairs to first floor. Door to the:-

KITCHEN

12'1" x 11'10" narrowing to 8'2" (3.69m x 3.61m narrowing to 2.49m)

An irregular shaped room. Fitted kitchen with a range of cream eye and waist level units with worktop and inset stainless steel sink with swan neck mixer tap. Grant oil fired boiler, space for cooker with electric point and extractor hood, space for fridge, space and plumbing for washing machine. Double glazed window to side aspect, double glazed door leading out to the pedestrian side access. Loft hatch, recessed ceiling lights. Open through to the:-

INNER LOBBY

Obscure double glazed window to side aspect. Coat rail, airing cupboard with shelving. Door to the:-

FAMILY BATHROOM

6'11" x 5'5" (2.11m x 1.66m)

A white suite comprising P-shaped bath with shower attachment and glass screen, dual flush WC, and wash hand basin with mixer tap. Fully tiled walls, ceiling light, heated towel rail, radiator. Obscure double glazed window to rear aspect.

FIRST FLOOR

LANDING

Loft hatch, ceiling light. Doors to both bedrooms.

BEDROOM ONE

15'4" x 8'3" (4.69m x 2.52m)

Measurement includes built-in wardrobe with hanging rail and shelving. Double glazed sash-style window, southerly facing, with an outlook towards Constantine Church, the treelined green and fields beyond. Radiator, ceiling light.

BEDROOM TWO

9'1" max 5'4" min x 6'10" (2.77m max 1.64m min x 2.10m)

Irregular shaped room. A small single bedroom with double glazed window to rear aspect overlooking the courtyard and Constantine bowling club. Radiator, ceiling light.

THE EXTERIOR

FRONT

Narrow flower bed, two low granite steps leading up to the front door. Gated pedestrian access to the side, leading round to the kitchen door, with steps up the:-

REAR GARDEN

The courtyard garden enjoys a sunny aspect, laid with granite chippings and planted with a number of mature shrubs. The courtyard houses the oil tank and there is a stone block-built outbuilding.

OUTBUILDING

10'8" x 8'0" (3.27m x 2.45m)

With mono pitch corrugated roof, power and light. Glazed window to side aspect.

GENERAL INFORMATION

SERVICES

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

COUNCIL TAX

Band B - Cornwall Council.

TENURE

Freehold.

AGENTS NOTE

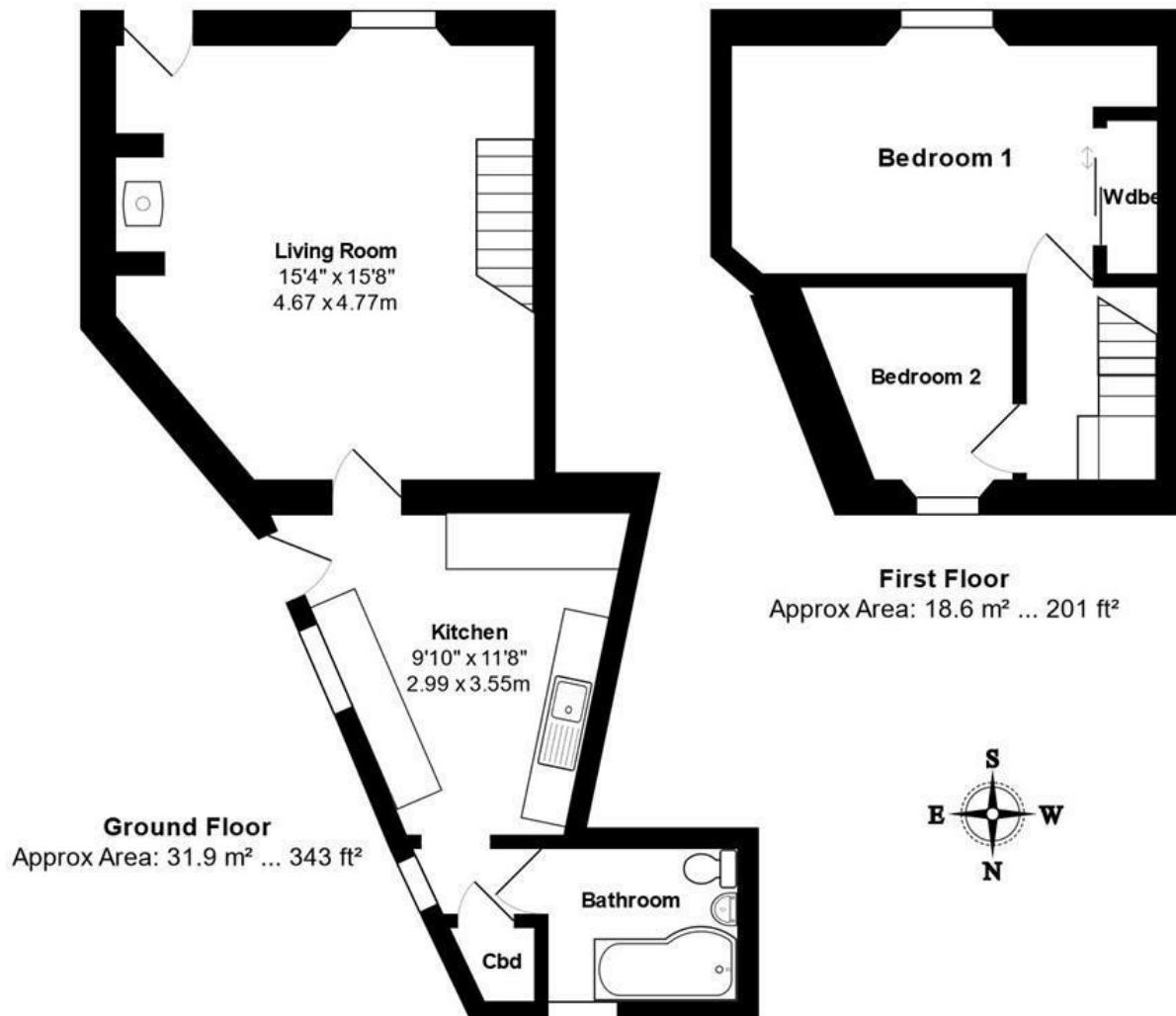
The side pedestrian access also provides a rear pedestrian right of way for 'July Cottage' next door.

VIEWING

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



Floor Plan



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Total Approx Area: 50.5 m² ... 543 ft²

All measurements are approximate and for display purposes only