



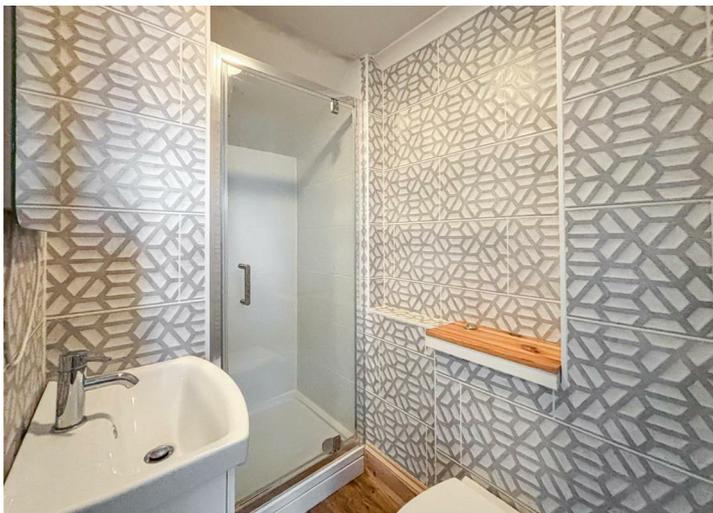
## 2 Burley Court, New Street, Falmouth, TR11 3HJ

£385,000

Located on New Street in Falmouth, moments away from the town's main thoroughfare, a conveniently positioned terraced house offering 3 bedroom, 2 bath/shower room accommodation, with all front facing rooms enjoying a pleasant, elevated outlook over The Carrick Roads, towards Flushing village, Roseland Peninsula and from the principal bedroom, Pendennis Castle and Headland. To the rear, a terraced 'garden' allows for sheltered sitting out space with the addition of a spacious garage providing further storage, water connection and light. Available to purchase with no onward chain and immediate vacant possession.

### Key Features

- 4-storey terraced townhouse
- Exceptional, far-reaching views
- Raised rear patio
- Ready for immediate occupation!
- 3 bedrooms, 2 bath/shower rooms
- Deep living area with balcony feature
- Useful garage with additional residents parking
- EPC rating D



## THE ACCOMMODATION COMPRISES

From the pedestrian walkway, a raised step leads to a replacement front entrance door, with covering and courtesy light, leading into the:-

### ENTRANCE STAIRWELL

Coat hooks, ceiling light, staircase with handrail rising to:-

### LIVING ROOM

A light and deep room, part galleried to stairwell below, with stairs rising to second floor level. Door to useful under-stair storage cupboard. Two ceiling lights. TV aerial point, glazed sliding doors to the front elevation providing access to a shallow balcony offering exceptional far-reaching views across the Carrick Roads encompassing Trefusis Road, Headland, and the rolling fields of Roseland set to the distance. Radiator. Door to far side opening into the:-

### KITCHEN

A modern fitted kitchen with units set in an L-shape, both above and below an oak-effect rolltop worksurface and tiled splashback. Inset one and a half bowl stainless steel sink with drainer and mixer tap, appliances to include Kenwood electric oven with grill feature, inset four ring ceramic hob, stainless steel extractor and slimline Lamona dishwasher. Space for freestanding fridge/freezer, further space undercounter for washing machine, including plumbing. Ceiling light, high level awning window, oak-effect flooring.

## SECOND FLOOR

### LANDING

Panel doors to bedrooms one and two, and the main bathroom. Glazed rear door to far side providing access onto the terraced rear garden. Turning staircase rising to third floor. Two ceiling lights, radiator.

### BEDROOM ONE

A nicely sized double room with double awning window with deep sill overlooking the front elevation, providing a spectacular view across the Penryn River, towards the village of Flushing, and spanning across Trefusis Headland to The Carrick Roads, over towards the Roseland Peninsular and to the far side, Pendennis Castle. Ceiling light, radiator.

### MAIN BATHROOM

A white three piece suite comprising low flush WC with concealed system and timber shelving over, pedestal wash hand basin, and panel bath with mixer tap and Triton T80 electric shower. Wood-effect flooring, fully tiled walls. Heated towel rail, ceiling light, extractor fan.

### BEDROOM TWO

Another light and bright bedroom with broad awning window to the rear elevation, providing a view over the garden terrace. Ceiling light, radiator.

## THIRD FLOOR

Turning staircase rising to the third floor, with mezzanine storage space (open to the landing) with corner cupboard and ceiling light. Door leading into:-

## BEDROOM THREE

A double bedroom with Velux window providing far-reaching views over the Penryn River, incorporating the village of Flushing, Trefusis Headland, Roseland Peninsular and the spires of the neighbouring church of King Charles the Martyr. Louvre doors to eaves storage, radiator, contemporary oak effect flooring, ceiling light. Recess to one side offering useful space for bedroom furniture/storage. Stripped pine door leading to:-

### EN-SUITE SHOWER ROOM

A contemporary and modern en-suite incorporating low flush WC with concealed cistern, vanity unit with inset sink and mixer tap, together with shower cubicle with mains powered shower and glazed door. Contemporary tiling to walls, oak-effect flooring. Ceiling light, extractor fan, mirror with strip lighting.

## THE EXTERIOR

A tiered outside space with steps rising to an upper patio, laid with stone paving and enclosed via low fencing, featuring planted borders and a high stone wall to the rear. Low maintenance in nature, offering pleasant views across towards Falmouth Harbour, together with Pendennis Castle in the distance. Sheltered and enclosed, providing the makings of a fine 'sun trap' particularly in the summer months. Exterior water tap, courtesy lights. Prospective purchasers should be made aware an access exists across the neighbouring properties of the terrace, for emergency use only.

### INTEGRAL GARAGE

Up-and-over door leads to an integral garage, providing useful storage space and incorporating power, light and water. Meter for solar panelling, together with electric meter.

## GENERAL INFORMATION

### SERVICES

Mains water, electricity, gas and drainage are connected to the property. Gas fired central heating. Solar panel system installed (owned outright), offering improved energy efficiency and reduced running costs.

### COUNCIL TAX

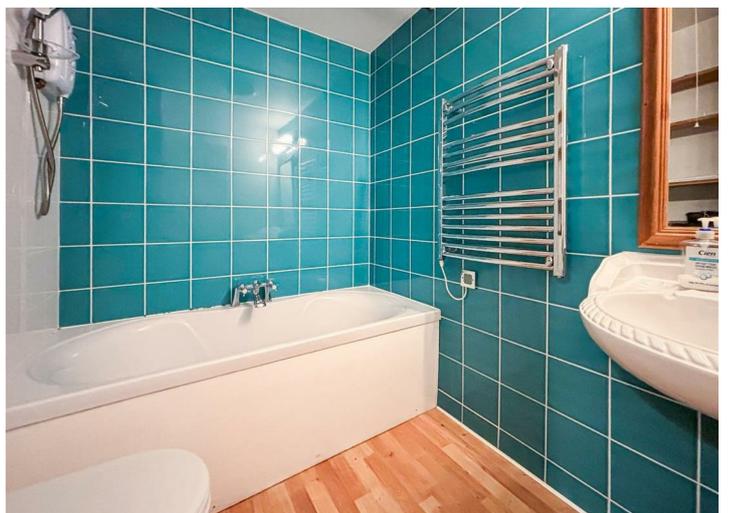
Band C - Cornwall Council.

### TENURE

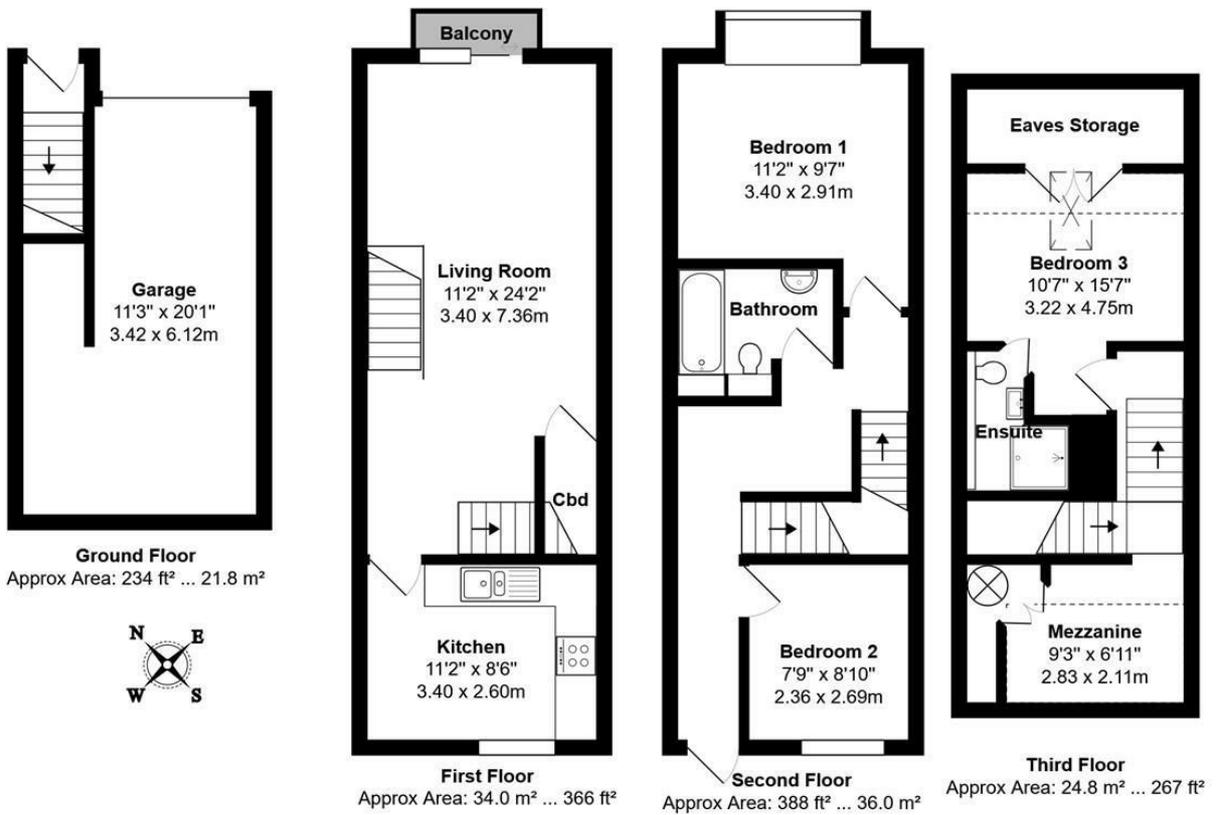
Freehold.

### VIEWING

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



# Floor Plan



Burley Court, New Street, Falmouth, TR11 3HJ  
 Total Approx Area: 116.6 m<sup>2</sup> ... 1255 ft<sup>2</sup> (excluding balcony, eaves storage)

All measurements are approximate and for display purposes only