



Laskowski
&Co



5 Polwhaverall Terrace, Falmouth, TR11 2LR

Guide Price £430,000

A deceptively spacious 3 bedroom terraced town house, located within Polwhaverall Terrace, just a short walk from Falmouth town centre and benefiting from a versatile loft room, enclosed rear garden and detached double garage. This period property has been updated and improved by the current owners to include a new roof, replacement windows and doors, replacement gas boiler and the installation of solar panels which are owned outright. The well proportioned accommodation comprises, on the ground floor: entrance hallway, living room, dining room and modern kitchen. On the first floor are 3 bedrooms, a family bathroom, shower room, and separate cloakroom/WC. Stairs from the first floor landing give access to a versatile loft room with large Velux window. The attractive south-facing garden enjoys sun most of the day, and the large detached garage provides an electric car charging point and space to park a car directly to the rear. A fantastic family home, being sold with no onward chain.

Key Features

- Extended 3 bedroom family home
- Updated and improved by the current owners
- South-facing garden
- Close to Falmouth town centre
- Versatile loft room
- Detached double garage
- Solar panels (owned outright) and electric car charging point
- EPC rating C



THE ACCOMMODATION COMPRISES

(All dimensions being approximate)

Obscure double glazed composite front door to:-

ENTRANCE PORCH

Wall mounted consumer unit and electric meter. Dado rail, tile-effect vinyl flooring. Step and glazed timber door to:-

HALLWAY

Doors to living room and dining room. Open to the kitchen, stairs to the first floor with under-stair storage cupboard and incorporating shelving. Wall mounted central heating thermostat, central ceiling light, wood-effect laminate flooring.

LIVING ROOM

13'3" x 11'11" (4.04m x 3.65m)

Double glazed sash-style window to front aspect. Central ceiling light. Fireplace housing cast iron multi-fuel stove with hearth and wood mantel surround. Painted wood floor, TV and broadband points, radiator. Built-in cupboard housing gas meter.

DINING ROOM

12'0" x 11'4" (3.68m x 3.46m)

Double glazed multi-pane door to rear garden. Fireplace with stone hearth and wood mantel surround. Original stripped wood floor, central ceiling light, radiator.

KITCHEN

14'11" x 7'8" (4.56m x 2.36m)

A light and bright dual aspect kitchen with a range of waist level units with wood-effect worktop incorporating a stainless steel sink/drainage unit with mixer tap. Integral Indesit electric oven, integral Neff four-ring gas hob. Part tiled walls, Bosch washing machine, Samsung American-style fridge/freezer. Recently installed Worcester gas boiler providing domestic hot water and central heating. Double glazed windows to side and rear aspects with multi-pane double glazed door to the garden. Radiator, recessed ceiling lights.

FIRST FLOOR

SPLIT LEVEL LANDING

Doors to three bedrooms, family bathroom, separate shower room and cloakroom/WC. Stairs to the second floor loft room, Velux window to rear aspect, central ceiling light. Original wood and vinyl flooring.

SHOWER ROOM

5'2" x 5'1" (1.60m x 1.55m)

Two-piece suite comprising corner shower unit with glazed, curved sliding doors, Bristol shower and waterproof walling, wall mounted sink with light over. Radiator, part painted panelled walls, tile-effect flooring. Sash window with deep sill to side aspect.

CLOAKROOM/WC

5'2" x 3'2" (1.60m x 0.97m)

White two-piece suite comprising push button low level WC, wall mounted wash hand basin. Tile-effect flooring, painted wood panelled walls to half height.

BATHROOM

8'11" x 6'5" (2.74m x 1.98m)

Three-piece suite comprising freestanding roll-top, clawfoot, Victorian bath with Victorian-style taps and shower attachment, pedestal wash hand basin with Victorian-style taps and mirror over, low level WC. Painted wood floorboards, wood wall panelling to half height. Radiator, large obscure window to rear aspect.

BEDROOM ONE

12'2" x 10'10" (3.73m x 3.32m)

Double glazed sash-style window to rear aspect overlooking the garden. Painted original wood floor, central ceiling light, radiator.

BEDROOM TWO

12'2" x 9'9" (3.72m x 2.99m)

Double glazed sash-style window to front aspect. Original wood floor, radiator, central ceiling light.

BEDROOM THREE

8'8" x 5'10" (2.66m x 1.79m)

A single bedroom with double glazed sash-style window to front aspect, central ceiling light, radiator. Loft hatch.

SECOND FLOOR

LOFT ROOM

15'7" x 9'4" (4.75m x 2.86m)

Measurements include staircase into the eaves. A good size and versatile loft room with excellent ceiling light. Double glazed Velux window to rear aspect providing plenty of natural light. Eaves storage space, painted stripped wood floors and central ceiling light.

THE EXTERIOR

REAR

Accessed from the dining room and kitchen, a rear courtyard with outside cold water tap and steps up to a paved terrace, ideal for a table and chairs. Steps continue up to the main lawned garden, planted with a number of shrubs and small trees with a gravelled path to one side, enclosed by fencing. Side gate providing access to the rear vehicular access lane. To the rear of the garden are steps and a multi-pane double glazed door giving pedestrian access to the:-

DOUBLE GARAGE

19'7" x 15'7" (5.97m x 4.76m)

A superb block-built, pitched roof, double garage with double glazed pedestrian door to the garden, double glazed windows to both side and rear aspects. Electric up-and-over door. The recently replaced pitched roof has solar panels, which are owned outright, and the garage has power and light connected to include a Myenergi Zappi electric car charger. Parking space for one car to the rear of the garage.

GENERAL INFORMATION

AGENTS NOTE

The property has the benefit of being fitted with solar panels, which are owned outright.

SERVICES

Mains water, electricity, gas and drainage are connected to

the property. Gas fired central heating. Solar panels have been fitted to the property and are owned outright.

COUNCIL TAX

Band B - Cornwall Council.

TENURE

Freehold.

VIEWING

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





Floor Plan

