



Chyreen, 7b The Moor, Falmouth, TR11 3QA

£1,025



* One Bedroom Studio- Bills included *

Open plan and modern one bedroom student studio located on The Moor in Falmouth.

Situated just yards from the popular town centre and boasting a vast arrange of amenities on the doorstep, this is the perfect student property for someone looking for a great town location with a bus stop less than a minute walk away.

The accommodation briefly comprises: Entrance into a spacious open plan kitchen/living room. There is also a separate shower room. The studio benefits from gas central heating and double glazing and has a decked outside area to enjoy.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		94
(81-91) B		
(69-80) C	76	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.