

FOR SALE

£425,000 Freehold



*Estate Agents*

**Lewis Haughton**

**5 Tresellick Meadowbank Road,  
FALMOUTH, Cornwall. TR11 2ND**

## ABOUT THE PROPERTY

An ideal opportunity to purchase this contemporary mid terraced property situated in an elevated position enjoying delightful views over the Penryn River towards Flushing and Carrick roads beyond. The accommodation benefits from underfloor heating to the ground floor with the remaining accommodation having radiators all of which include uPVC double glazed windows with bi-folding doors to the rear leading out to the decked sun terrace. This small development of just eight properties is within a reasonable walking distance to the town centre with its many amenities, restaurants and cafes and of course the sandy beaches being also nearby.

Believed to have been constructed in 2017 the property is built to a very high standard throughout which briefly comprises of an entrance hallway giving access to a cloakroom, open planned living area including fitted kitchen and lounge with staircase giving access to the first floor with two bedrooms, family bathroom with staircase ascending to the second floor landing leading to the master bedroom with ensuite. This bedroom enjoys panoramic views of Penryn River and beyond. Externally to the front is an allocated parking space while the tiered garden to the rear has been decked leading down to a pedestrian gateway.

## LOCATION

Falmouth is a traditional maritime town renowned for its excellent sailing waters and blue flag sheltered sandy beaches such as Castle and Gyllyngvase. Over the years, it has hosted many well known sailing events such as the Transatlantic Tall Ships race and is also home to the National Maritime Museum. The attractive town centre with its meandering streets offers a wide range of independent retail shops sat alongside the more recognisable high street multiples and restaurants catering for all tastes and cuisine with a variety of art galleries. Falmouth has over the years grown into a university town, expanded from the original art school along Woodlane. A railway link takes you to the historic town of Penryn and on to the Cathedral City of Truro being the main centre in Cornwall for business and commerce.

## FEATURES

- A modern contemporary terraced property
- Presented to an exceptional standard throughout
- Three generous size bedrooms master with ensuite
- Modern open planned living area incorporating lounge and fitted kitchen with integrated appliances
- Double glazed doors giving access to a tiered rear decked garden
- Delightful views towards Flushing, Carrick Roads and beyond
- Ideal for investment or permanent home
- Allocated parking space
- COUNCIL BAND - D
- EPC - B



## ROOM DESCRIPTIONS

### ENTRANCE HALLWAY

Doorway to exterior. Laminated floor, staircase to first floor, access to:

### CLOAKROOM

5' 6" x 3' 0" (1.68m x 0.91m) A modern suite comprising close coupled WC, wash hand basin with storage cupboard under and tiled splashback, extractor fan.

### OPEN PLAN LIVING AREA

### KITCHEN AREA

10' 0" x 7' 2" (3.05m x 2.18m) uPVC double glazed window, single stainless steel sink unit with mixer tap and tiled splash backs. A good range of base and wall mounted storage cupboards with integrated fridge, freezer, slimline dishwasher, washer dryer, double oven with electric hob over, splashback and stainless steel extractor hood. Laminated flooring, under cupboard lighting, two deep storage drawers.

### LOUNGE AREA

17' 0" x 14' 2" (5.18m x 4.32m) Bi-folding doors giving direct access out onto the terrace being decked and enjoying water views, understair storage cupboard, wall recess for television, laminated floor and underfloor heating

### FIRST FLOOR LANDING

Built-in storage cupboard, radiator, staircase to second floor.

### BEDROOM ONE

14' 3" x 9' 11" (4.34m x 3.02m) Double glazed window to rear enjoying water views towards Flushing, Carrick Roads and beyond, radiator.

### BEROOM TWO

7' 8" (2.34m) (14') x 10' 9" (3.28m) including recess. Double glazed window to front elevation, radiator

### FAMILY BATHROOM

6' 8" x 7' 5" (2.03m x 2.26m) (max) A modern contemporary white bathroom suite comprising of a panelled bath with shower over and shower screen, wash hand basin with double cupboard under, WC with concealed cistern, wall cabinets, majority tiled walls, wall mirror, wall light incorporating a shaver point, stainless steel towel rail, extractor fan.

### SECOND FLOOR LANDING

Access to built-in storage cupboard and:

### MASTER BEDROOM

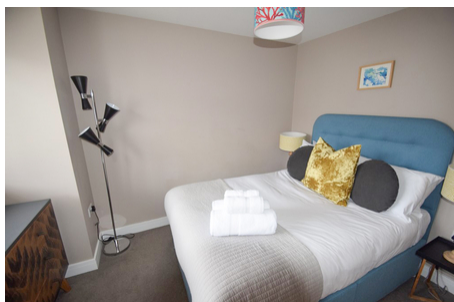
10' 9" x 10' 5" (3.28m x 3.17m) plus recess A delightful room enjoying panoramic views towards Flushing, the Penryn River and beyond. Storage into eaves, radiator access through to:

### ENSUITE

9' 11" x 3' 11" (3.02m x 1.19m) Shower cubicle, WC with concealed cistern, wash hand basin with double storage cupboard under, part tiled walls, mirrored wall cabinet, stainless steel heated towel rail, Velux window, extractor fan.

### EXTERIOR

Immediately to the front of the property is an allocated parking space while to the rear as previously mentioned the terraced garden has been designed on three levels, the main level being decked enjoying pleasant views with steps descending down to the lower levels and access to a pedestrian walkway.



### AGENTS NOTE

**SERVICES:** The following services are available at the property however we have not verified connection, mains electricity, mains gas, mains water, mains drainage, broadband subject to tariffs and regulations.

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