





PROPERTY DESCRIPTION

A fantastic and very unusual opportunity to purchase a stunning period town house that has been greatly updated and improved throughout. This property in our opinion provides an unusually spacious level of accommodation, it has also been upgraded with real attention to detail and now offers a very comfortable and high standard of living throughout.

As you enter the property you are greeted by a generous hallway that provides access to the stunning dual aspect living room and dining room. This light and airy dual aspect reception space benefits from engineered oak flooring with underfloor heating and a focal point wood burning stove. Access to the larger than average rear gardens can also be gained from the dining area. The property benefits from a spacious dual aspect kitchen breakfast room that opens out to the enclosed private rear terrace and gardens. This spacious family sized room benefits from tiled flooring and underfloor heating.

The very spacious feel continues on the first floor, which, unusually, provides three generous double bedrooms. The master bedroom features French doors that open to a Juliette balcony that overlooks the garden. This stunning master bedroom also benefits from a generous and luxuriously appointed ensuite shower room. The two further bedrooms are both very generous double bedrooms whilst the main bathroom has once more been very tastefully upgraded with a luxury four-piece suite.

Externally the property benefits from a larger than average enclosed rear garden, which enjoys sunshine throughout the day. The garden comprises a broad paved lower terrace that can be accessed directly from both the kitchen breakfast room and the dining room. The rear garden has the unusual addition of a gated parking area that is accessible from the rear laneway.

The property also benefits from double glazing and gas central heating.

A very rare opportunity to purchase a stunning townhouse that has been very tastefully upgraded throughout. For any buyer looking to purchase a period property in a central location that also provides a larger than average garden plus parking, this property is not to be missed. A viewing is very highly advised.





ROOM DESCRIPTIONS

Entrance Hallway

Panel door to the front, engineered oak flooring throughout with under floor heating, stairs ascending to the first-floor landing, access to understairs storage cupboards, door to ground floor cloakroom, additional doors through to the kitchen breakfast room and through to the dual aspect living room/ dining room.

Cloakroom/W.C

Oak panel door from the entrance hallway. The cloakroom comprises a modern white suite of a pedestal wash hand basin with tiled surrounds, low level w.c, engineered oak flooring.

Open Plan Living Room/ Dining Room

6.53m x 3.76m (21' 5" x 12' 4") A lovely dual aspect main reception space that is flooded with natural light. Oak panel part glazed door from the entrance hallway, broad angled double glazed bay window set to the front, focal point fireplaces within both the living and dining areas. The fireplace within the living room features an oak mantle and surround with inset wood burning stove set below on slate hearth. Additional fireplace set within the dining area that features an oak mantle and surround with slate hearth under (display only). Engineered oak flooring throughout with under floor heating. Stainless steel sockets and switches throughout. Television, satellite and telephone points. Double glazed door from the dining room that opens out to the rear paved terrace.

Kitchen Breakfast Room

6.30m x 2.97m (20' 8" x 9' 9") A very spacious dual aspect family sized kitchen breakfast room that enjoys direct access out to the rear terrace and gardens. The kitchen area is fitted with a comprehensive range of modern oak fronted floor, wall and drawer units with polished granite working surfaces over, brushed stainless steel handles and part tiled surrounds. Fitted breakfast bar area with polished granite working surface and seating space below. Inset stainless steel sink and drainer unit with mixer tap over. Integrated dishwasher space for Range style cooker with stainless steel cooker hood above, (current range cooker available by separate negotiation). Space for tall fridge freezer. Slate-effect flooring with under floor heating, television points, recessed LED ceiling spotlights, double glazed window to the side. Further double-glazed French doors that open out to the rear terrace and gardens. Oak door through to the utility room.

Utility Room

Panel door from the kitchen breakfast room. The useful utility room providing plumbing for a washing machine, wall mounted gas boiler, power points, tiled flooring.

Split Level Landing

A spacious period split level landing area that provides access to the master bedroom to the rear and the further two bedrooms and bathroom to the front. Timber handrail and balustrade, double-glazed high-level window, fitted double wardrobes to the rear end of the landing, wall light, access to loft space, oak panel door through to the master bedroom.

Bedroom One

4.29m x 3.53m (14' 1" x 11' 7") A fantastic light and airy master bedroom that is set to the rear of the property. This stunning space enjoying views over the Juliette balcony to the gardens beyond. Oak panel door from the landing, full height vaulted ceiling, double glazed French doors to the rear that open to the Juliette balcony. This balcony featuring slate flooring with stainless steel and glass balustrades. Two double glazed Velux windows, one being to the rear and the second to the side. Radiator, television point, oak panel door through to the ensuite shower room.

Ensuite

An unusually spacious and luxuriously fitted addition to the master bedroom. Oak panel door from the bedroom, the ensuite comprises a modern contemporary white suite of a full width walk in shower enclosure with inner tiled walling and frameless glass screen. Chrome mixer shower with overhead rain shower fitting, pedestal wash hand basin with tiled surrounds and chrome mixer tap over, low level w.c, wall-mounted mirror with lighting, heated towel rail, LED ceiling spotlights, extractor fan, double glazed window set to the side.

Bedroom Two

3.20m x 3.05m (10' 6" x 10' 0") A very spacious second double bedroom that is set to the rear of the property. Panel door from the landing, double glazed window to the rear that overlooks the garden, radiator.

Bedroom Three

3.46m x 3.20m (11' 4" x 10' 6") A third double bedroom that this time overlooks the front of the property. Panel door from the landing, focal point fireplace with timber surround and cast-iron insert. Double-glazed window to the front, radiator.

Bathroom

A luxuriously appointed main bathroom that comprises a four piece suite and is set to the front of the property. The bathroom comprises a freestanding oval shaped double ended bath with central chrome mixer tap over and mirror above, separate shower enclosure with inner tiled walling and chrome shower over with additional rain shower fitting above, vanity wash hand basin with inset rectangular sink with wall mounted mirror with lighting, low level w.c, tiled flooring and walling, shaver socket, radiator, double glazed window set to the front.

Gardens

At the front of the property there is a small courtyard area of garden that lies behind a section of low-level walling that fronts Clifton Terrace. The rear garden is a fantastic space and unusually large for a property of this type. To the rear of the house there is a broad paved terrace that runs across the rear of the kitchen breakfast room, this terrace then continues down the side and provides access to the dining room. The terrace enjoys a good degree of privacy whilst it also enjoys a majority of the day's sunshine, making the terrace an ideal space for outside dining and entertaining. The terrace provides access via steps to a good-sized level area of lawned garden. This garden area is enclosed by walling and fencing to either side. At the rear of the garden there is a gated gravel parking area that is accessible from the rear laneway. The garden also benefits from a timber shed that will remain at the property.

Parking

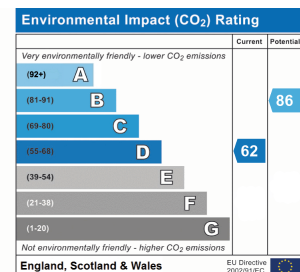
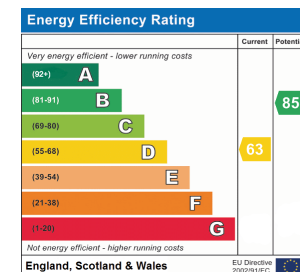
The property has the unusual benefit of a gravel laid parking area that is set to the far end of the rear garden. This parking area is accessed via double timber gates from the rear laneway.

Additional Information

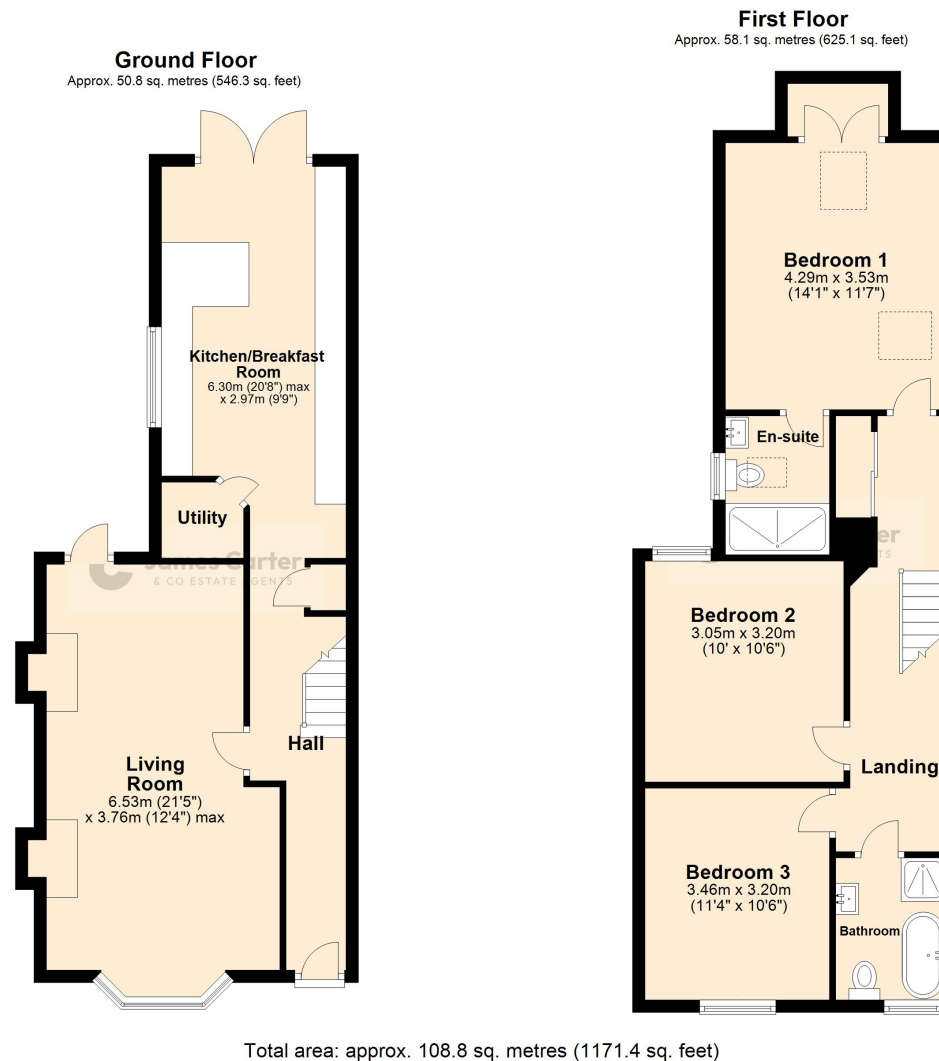
Tenure - Freehold.

Services - Mains Gas, Electricity, Water And Drainage.

Council Tax - Band C Cornwall Council.



FLOORPLAN



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James Carter and Co have not tested any equipment, fixture, fittings or services, so does not verify they are in working order. A buyer must confirm that any information is correct and be verified by their own solicitors, this including the tenure of the property. A purchaser must not rely on the information within these particulars. The measurements supplied and any floorplan provided are for general guidance only and not to be relied upon. A buyer is advised to re-check the measurements themselves before committing themselves to any expense related to a purchase. No presumption is to be made by a purchaser concerning the type of construction or the condition of any structure that may be implied from the photography of the property, construction and condition should be clarified via an RICS surveyor employed by a potential purchaser. The Particulars may also change in the course of time, any interested party should make a final inspection of the property prior to exchange of contracts.