



3 New Windsor Terrace, Falmouth TR11 3BX

Guide Price £265,000 Freehold

An ideal opportunity to purchase this two/three bedroom town house which is currently being used as a successful student let and is conveniently located for the town centre and its amenities.

- A two/three bedroom terraced house
- Two first floor bedrooms and bathroom with shower.
- Kitchen/dining room
- Currently used as a successful student let
- Energy Efficiency Rating BAND D
- Conveniently situated for the town centre
- Living room/ground floor bedroom
- Gas central heating and double glazing
- Enclosed rear garden
- Convenient for the beaches, sea front and train stations

Bedrooms: 2 | **Bathrooms:** 1 | **Receptions:** 1

The property has an array of features and can be used as a two or three bedroom property, benefits include double glazing and gas fired central heating throughout. The property is set in a peaceful spot set away from the hustle and bustle of the town but close enough to walk to the town centre, The Moor and the harbourside. There is a convenience store, chemist and bus stop close by, with Falmouth University (Woodlane Campus) also within walking distance.

The harbourside town of Falmouth offers a myriad of bars, restaurants and public houses to suit all tastes along the with Events Square and the National Maritime Museum located at the far end of town. Falmouth's famous sea front boasts one of the most spectacular stretches of coastline which includes Castle and Gyllyngvase Beaches providing lovely walks which take you to Swanpool Beach, the nature reserve and further afield, Maenporth Beach. For the keen sailor, the sailing waters of the Carrick Roads are amongst the best in the country.

As the vendors sole agents, we highly recommend an early appointment to view.

Why not call for your personal viewing today?

THE ACCOMMODATION IN DETAIL

All dimensions approximate.

FRONT DOOR

With glazed panel and letterbox, opens onto the main hallway.

HALLWAY

Plastered ceiling with downlight, radiator, open tread staircase leading to the first floor, doors to the lounge and kitchen, finished with a carpet.

KITCHEN/DINER - 3.51m x 4.34m (11'6" x 14'3")

KITCHEN

A traditional kitchen with a range of base units with cupboards and drawers, roll top work surface with tiled splash back incorporating a stainless steel sink with mixer and drainer, electric four ring hob with stainless steel electric oven under, recess for a fridge and washing machine, plastered ceiling with downlight, glazed door to the rear of the property leading to the patio.

DINING AREA

Currently having a table with benches, double glazed window with outlook to the rear, plastered ceiling with downlights, wall light, and radiator.

LIVING ROOM/BEDROOM - 3.66m x 1.75m (12'0" x 5'9")

This room is currently used as a bedroom for student accommodation. Double glazed sash window with outlook over the front, feature fireplace with brick surround (not in use), radiator, plastered ceiling with ceiling light, finished with a carpet.

STAIRS AND LANDING

An open tread staircase leads to the first floor landing, UPVC double glazed window, plastered ceiling with downlight, Envirovent air system, doors to the bathroom and two further bedrooms.

BATHROOM - 3.2m x 1.22m (10'6" x 4'0")

A first floor bathroom with a three piece suite, comprising of a panel bath with electric shower over, low level wc, hand wash basin, frosted double glazed window to the rear, radiator, plastered ceiling with ceiling light.

BEDROOM ONE - 4.42m x 3.66m (14'6" x 12'0")

Two double glazed windows overlooking the front, radiator, plastered ceiling with ceiling light and finished with a carpet.

BEDROOM TWO - 3.58m x 2.67m (11'9" x 8'9")

Double glazed window with outlook over the rear garden, radiator, plastered ceiling with loft trap and access to the roof space, drop light. Door to a cupboard housing a gas central heating boiler providing domestic hot water and central heating.

OUTSIDE

The gardens can be found to the rear where there is a patio area with steps leading up to a further enclosed garden and gates to Lister Street.



AGENTS NOTES

Please note that this property is currently used as a student let and can be sold as an investment with students in residence providing a continual income or completion to take place in June 2027. We have been advised by the vendor that the current gross income is £20,880.00 per year for the student accommodation.

COUNCIL TAX

BAND B

SERVICES

Mains drainage, water, gas and electricity.

MONEY LAUNDERING

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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