



TOM WILLS
PERSONAL PROPERTY AGENTS

14 Albany Place
Falmouth, TR11 3BZ
£495,000

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14 Albany Place

Falmouth, TR11 3BZ

Just a ten-minute walk from the town centre, harbourside, and seafront, this light-filled and generously proportioned end-of-terrace house offers far more space than first impressions suggest, thanks to a thoughtfully designed two-storey rear extension. The property also benefits from a secure, level rear garden that enjoys sunlight throughout the day and into the evening, and is complemented by a detached garage directly adjacent.

14 Albany Place is a charming period home, originally built around 1890 and significantly extended at both ground and first-floor levels circa 2010. The result is an elegant, well-balanced interior with a sense of flow and light throughout. The accommodation includes three double bedrooms and two stylishly appointed bath/shower rooms. As the end property in the terrace, it enjoys the additional advantage of a gated side path linking the front patio to the rear garden—a private, west-facing outdoor space ideal for relaxation or entertaining.





KEY HIGHLIGHTS

- Generously proportioned kitchen/dining room
- Semi-open plan living areas
- Exposed and treated floorboards in living rooms along with slate tiling in the kitchen
- UPVC double glazing throughout (except external doors)
- Gas central heating with Worcester boiler
- Damp proofing work completed, where required
- Potential to expose fireplace or install woodburner
- Three spacious first-floor bedrooms
- Two stylish bath/shower rooms
- Utility room plus ground floor WC
- Lovely level rear garden with side and rear access
- Detached garage

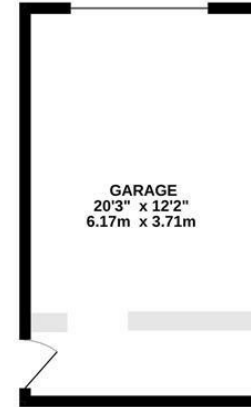
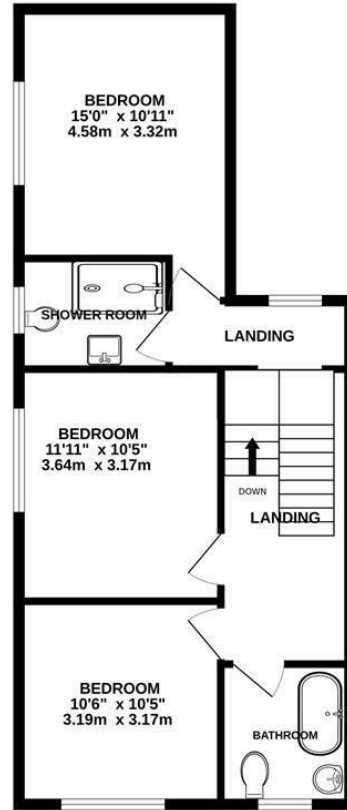
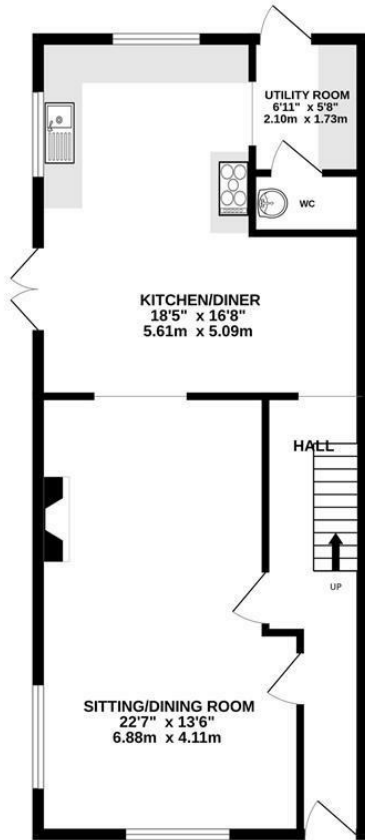
ADDITIONAL INFORMATION

Tenure - Freehold. Possession - Vacant possession upon completion with the benefit of no onward chain. Services - Mains gas, electricity, water and drainage. Gas central heating. Council Tax - Band B. EPC rating - 67(D). VIEWING - BY APPOINTMENT WITH TOM WILLS PROPERTY AGENTS.



GROUND FLOOR
678 sq.ft. (63.0 sq.m.) approx.

1ST FLOOR
852 sq.ft. (79.2 sq.m.) approx.



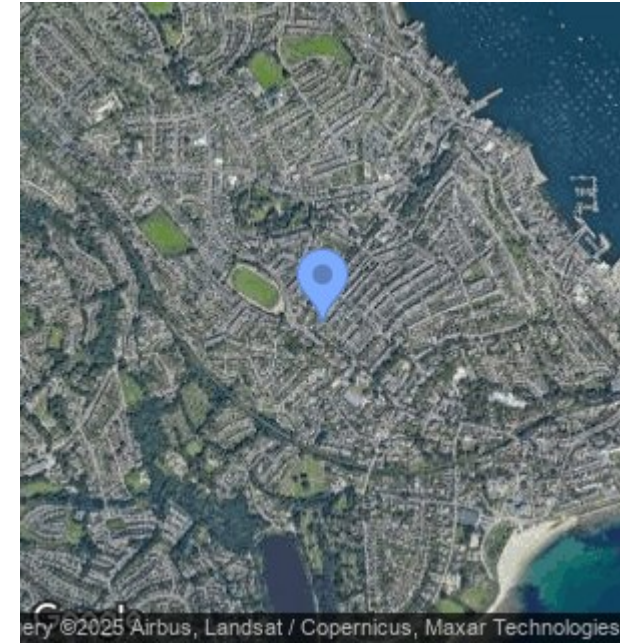
ALBANY PLACE

TOTAL FLOOR AREA: 1530 sq.ft. (142.2 sq.m.) approx. including garage

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Viewing Please contact us on 01326 352302 if you wish to arrange a viewing appointment for this property or require further information.

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Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	