



TOM WILLS
PERSONAL PROPERTY AGENTS

10b High Street
Falmouth, TR11 2AB
£245,000



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Full of attractive character features, this well-proportioned two-bedroom Grade II listed maisonette is discreetly tucked away in Falmouth's sought-after High Street area, just moments from the town centre, Greenbank, and the picturesque harbourside.

With an impressive 935sq.ft of accommodation arranged over three floors, the property offers a lovely blend of space, period detail, practical accommodation and central convenience. Access is via an exterior door between the two shop fronts, leading into a shared covered walkway, from which the maisonette has its own private entrance and staircase rising to the main accommodation.

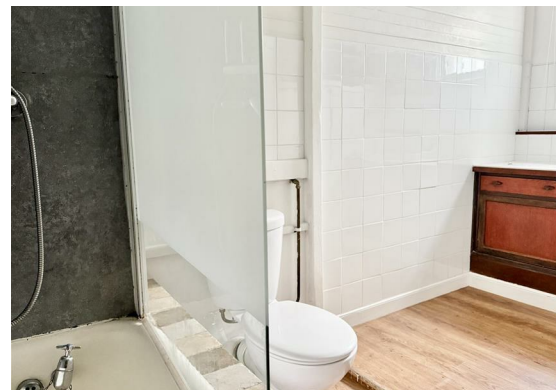
- Superb Grade II Listed three-storey maisonette
- Spacious 2 bedroom accommodation
- Private entrance from a covered walkway
- Central High Street position
- Generous sitting room with feature fireplace
- Period details including sash windows, beams and floorboards
- Stylish refitted timber kitchen
- Gas central heating
- Intriguing and appealing
- 999 year lease from 1983





This appealing maisonette has a surprisingly private feel for such a central position. Once inside, the accommodation unfolds across the upper three floors, with characterful rooms, good ceiling heights and attractive period features.

The sitting room is a generous space, with a multi-paned sash window to the front, exposed wooden floorboards and a feature fireplace creating a natural focal point. Beyond this, the kitchen/dining room has been stylishly refitted with timber-fronted units, wooden worktops, bringing warmth and texture to the space while sitting comfortably with the character of the building. There is a Neff oven and hob installed.



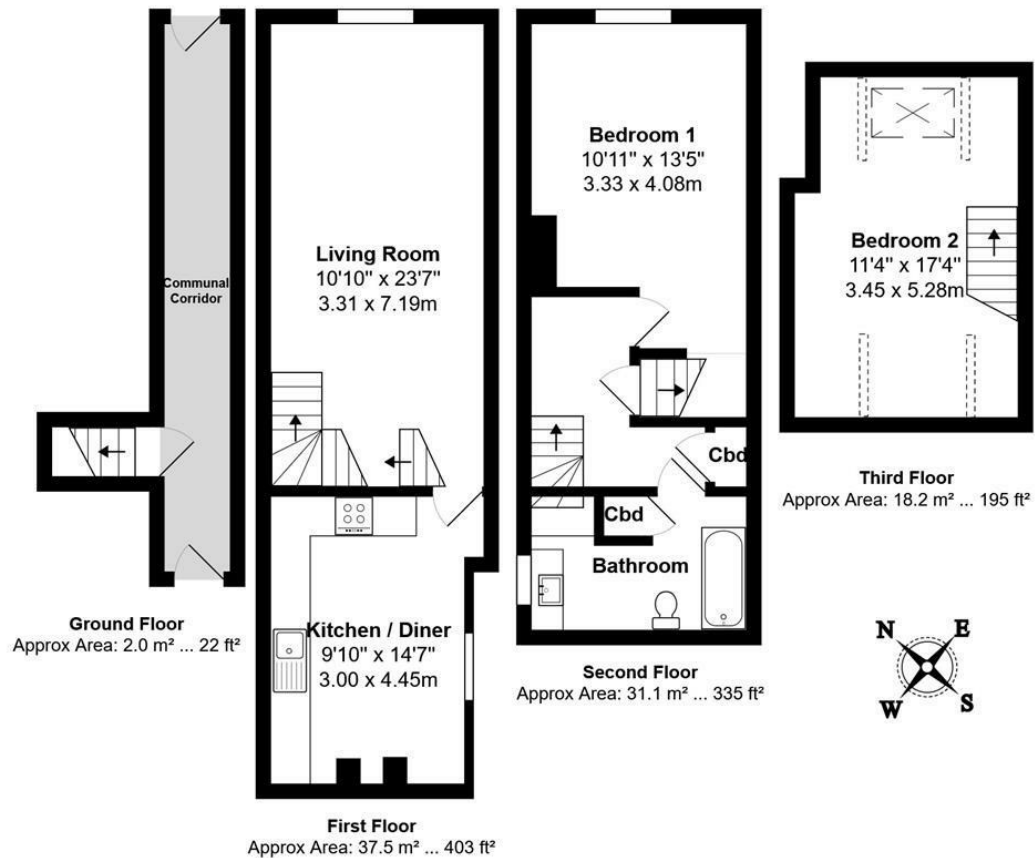
The layout provides two bedrooms, including a bright first-floor double bedroom with exposed beams and a further top-floor bedroom with a Velux window and beamed ceiling. A bathroom/WC completes the accommodation.



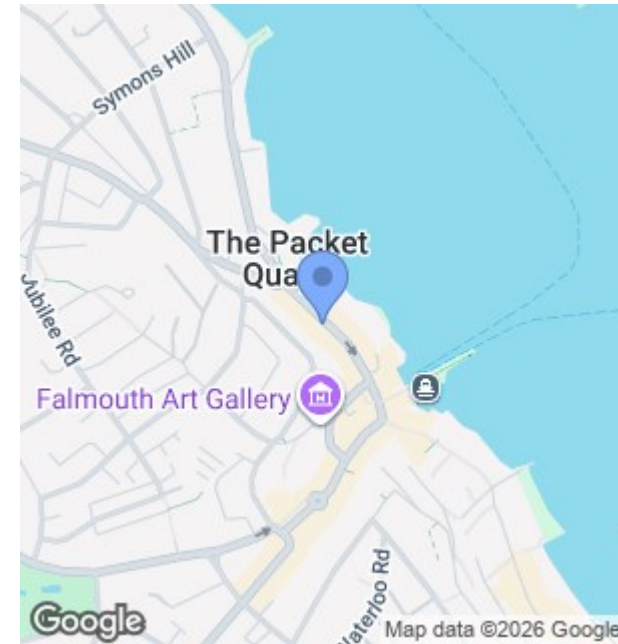
With its central location, private entrance, character features and recently improved kitchen, the property should appeal to a range of buyers, from those seeking a town centre home to investors or purchasers looking for a convenient Falmouth base.

ADDITIONAL INFORMATION

Tenure - 999 year lease from 1983. The property is responsible for 2/3 of the cost of the maintenance of the whole building including block insurance and upkeep of shared areas, paid on an ad-hoc basis. Last year our client paid £659 towards the buildings insurance. Our vendor understands there is no annual ground rent. We understand there are no restrictions on keeping pets assuming they do not cause a nuisance and disturb neighbours. Possession - Immediate vacant possession with the benefit of no onward chain. Services - Mains gas central heating, electricity, water and drainage. Council Tax - Band A. EPC rating - 61 (D)



The Flat, 10b, High Street, Falmouth, TR11 2AB
 Total Approx Area: 86.8 m² ... 935 ft² (excluding communal corridor)
 All measurements are approximate and for display purposes only



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			72
(55-68) D	61		
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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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