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**Berkeley Hill,
Falmouth**

**£385,000
Freehold**





Berkeley Hill, Falmouth

£385,000 Freehold Property Introduction

This three bedroom end of terrace modern townhouse is set within a small gated development at the top of Falmouth town and is perfectly located for easy access to the facilities in the town.

We believe this particular property is set in the most enviable position within the development, as it enjoys views from three sides across Falmouth. Set over three floors the layout that could enable an annexe to be created for a dependent relative or tenant.

A particular feature of the property is a chrome and glass balcony off the lounge/diner that offers lovely views across the town and harbour and a deck with a small gravelled garden to the rear. This particular property also has an additional parking space by the house and therefore parking for two cars is available in addition to the integral garage to the front of the property.

A communal garden for the development is adjacent to the property on a lower level.

Location

This light and bright townhouse is located just a short walk from the centre of the town and its bustling harbour where shops, banks, restaurants and Public Houses can be found. Falmouth offers three Railway Stations and a choice of four beautiful beaches around its coastline with the stunning Pendennis Castle dominating the headland to Falmouth Bay.

The property is in the catchment for primary and secondary schooling within the town and there is a Hospital and Doctors surgeries within a short distance.

ACCOMMODATION COMPRISES

Double glazed front entrance door opening to:-

ENTRANCE HALLWAY

Spot lighting. Radiator. Integral courtesy door to the garage. Under stairs cupboard. Stairs with chrome and wooden balustrade leading to the first floor. Oak panelled doors opening to:-

GROUND FLOOR CLOAKROOM

Shower cubicle housing mains shower with tiled surround, vanity wash hand basin and low level WC. Radiator. Double glazed obscured glass window.

UTILITY ROOM 8' 1" x 6' 3" (2.46m x 1.90m) maximum measurements

Worktop with inset sink and drainer with cupboards below. Wall mounted 'Vaillant' combination boiler. Space for washing machine. Radiator. Double glazed rear door opening to the deck.

BEDROOM THREE 11' 7" x 8' 2" (3.53m x 2.49m)

Double glazed window to rear elevation. Radiator.

FIRST FLOOR LANDING

Double glazed with views across the town. Radiator. Stairs with chrome and wood balustrade leading up to the second floor landing. Partially glazed doors opening to:-

LOUNGE/DINER 19' 2" x 14' 11" (5.84m x 4.54m) maximum measurements, L-shaped

A dual aspect room with double glazed windows to two elevations and a double glazed door opening to the balcony. Space for table and chairs. Two radiators.

BALCONY 6' 8" x 5' 7" (2.03m x 1.70m)

Far reaching views across the town and harbour can be enjoyed from the balcony which has patio tiling and a chrome and glass surround. Outside lighting.

KITCHEN 9' 1" x 8' 4" (2.77m x 2.54m)

Double glazed doors to the front elevation open to a Juliet balcony and double glazed window. A good range of two tone modern wall and base kitchen units with roll top working surfaces over incorporating a sink and drainer, built-in electric fan oven with gas hob over and extractor fan above. Integrated newly installed dishwasher. Plinth heater. Spot lighting. Linoleum flooring.

SECOND FLOOR LANDING

Double glazed window to the side enjoying views over the town. Radiator. Loft access. Oak panelled doors off to:-

BEDROOM ONE 14' 11" x 13' 1" (4.54m x 3.98m) maximum measurements, L-shaped

Double glazed window. Spot lighting. Satellite and telephone points.

BEDROOM TWO 11' 4" x 8' 10" (3.45m x 2.69m) plus recess

Double glazed window to the front elevation. Satellite, aerial and phone socket. Radiator. Spot lighting.

BATHROOM

Low level WC, jacuzzi bath with 'Mira' shower over and shower screen, vanity wash hand basin. Spot lighting. Heated towel rail.

AGENT'S NOTE

Management service costs are currently £181.13 per quarter and contribute towards the upkeep of the communal areas, hedging, communal garden, gate operation and the communal lighting for the development. The Council Tax band for the property is band 'D'.

OUTSIDE FRONT

One parking space to the right of the property and the other is directly in front of the garage. Courtesy wall light to the side. There is a pathway leading along the side of the property with a path leading around to the rear deck and gravelled area. Also to the side of the property are steps leading down to the communal garden below.

INTEGRAL GARAGE 16' 3" x 8' 1" (4.95m x 2.46m)

Electric up and over door. Pedestrian door to hallway.

OUTSIDE REAR

There is a deck at the rear of the property accessed from the side path and the utility room with steps leading down to a gravelled area.

DIRECTIONS

At traffic lights by Majestic Wine on Dracaena Avenue turn left into Kimberley Park Road. Take the second turning left into by Kimberley Park, then turn right into Berkeley Cottages. Follow along and you will see the entrance to Flints Court just opposite on Berkeley Hill. If using What3words:- jobs.bugs.faster

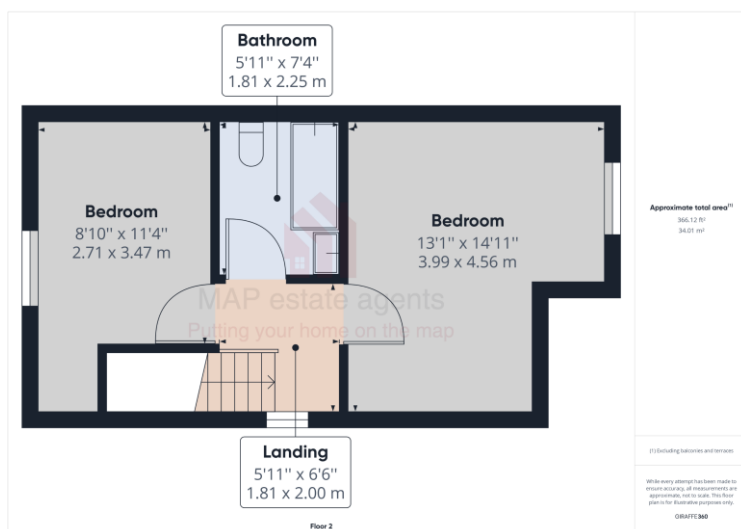
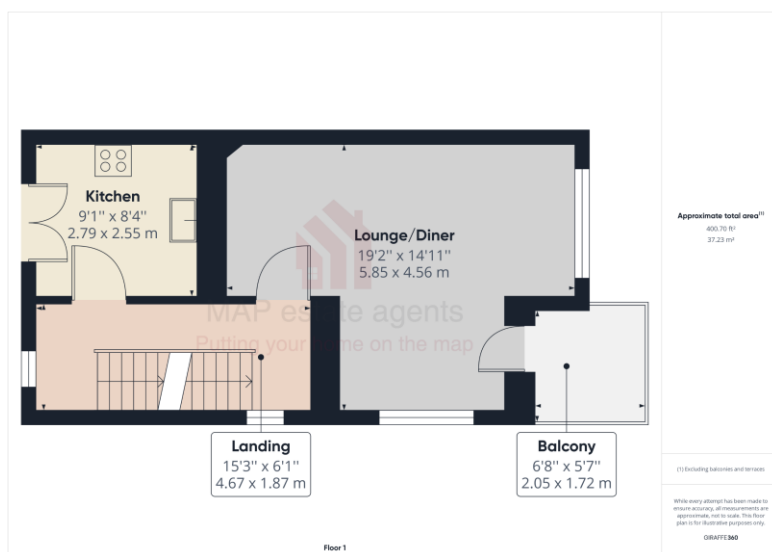
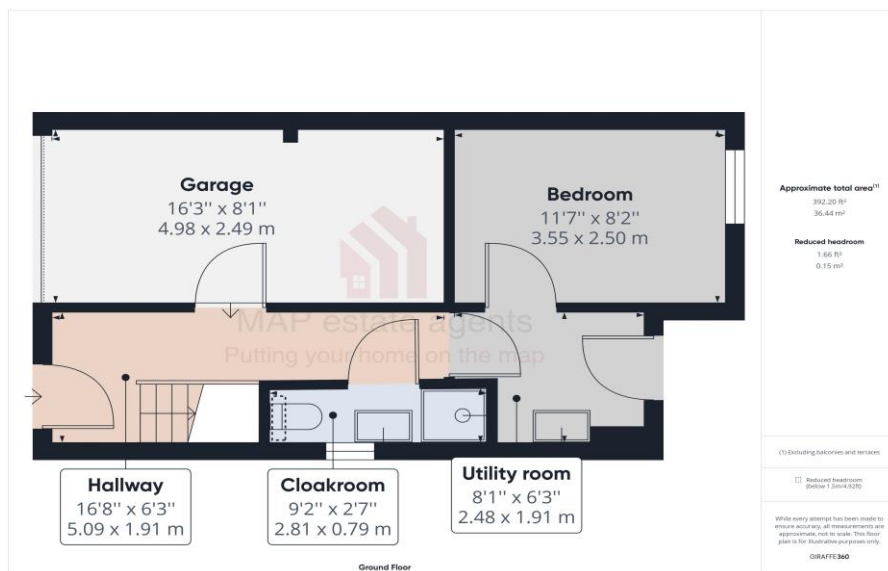


Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



MAP's top reasons to view this home

- Located within easy access to the town
- Three bedroom townhouse
- Potential to create annexe for dependent relative or income
- One bedroom on ground floor
- Lounge/diner with balcony off
- Juliette balcony off kitchen
- Bathroom with jacuzzi bath on upper floor, ground floor shower room
- Courtyard at rear and communal garden to the side
- Garage and parking for one car on driveway
- Extra parking space for this property only, adjacent to drive



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