



## Top Deck Berkeley Path, Falmouth

Guide Price £395,000



Heather & Lay  
*The local property experts*

- Individual property
- Lovely sitting room with vaulted ceiling
- Far reaching water views
- Off-road parking
- Central location

### THE PROPERTY

Extensively upgraded and extended by our vendors with attention to detail and much expense. Now full of natural light and a lovely family home enjoying pleasing water views and a good location, this property should also attract holiday let buyers. Off-road parking and small garden. In a hidden location and with no passing traffic with views out to the Carrick Roads.

### THE LOCATION

Hidden down a quiet lane and with no passing traffic. Falmouth, or if you are a Cornish language enthusiast 'Aberfal', is a truly beautiful place to visit and reside. With its proximity to sheltered as well as unsheltered waters, Falmouth has long been a popular boating and water sports location; it boasts the world's third-largest deep-water harbour and is the country's first and last major port. Falmouth is also famous for its classic working boats which can often be seen in all their glory sailing in the harbour. Falmouth often plays host as the start and/or finish line to many international sailing races including that of the famous Tall Ships. The main shopping area consists of an array of well-known high street names as well as some fine independent shops, cafés, restaurants and galleries. The Polytechnic provides frequent art exhibitions, stage performances and an art house cinema; The Merlin Cinema in Berkeley Vale having a more mainstream programme.





## ACCOMMODATION IN DETAIL

(All dimensions are approximate)

### ENTRANCE AND HALLWAY

Once in through the front door you find yourself in a long hallway which to the left leads to the three bedrooms and family bathroom, and to the right the sitting room. Airing cupboard with gas central heating boiler. A large cupboard with coat and shoe storage and home to washing machine and tumble dryer.

### SITTING/DINING ROOM

20' 4" x 16' 2" (6.20m x 4.93m)

What a lovely room! High vaulted ceiling with exposed wooden trusses and roof light that floods the room with natural light. Large patio doors out to a terrace with great far reaching water and town views. Oak effect flooring with underfloor heating, wood burning stove on a slate hearth, archway through to the:

### KITCHEN

9' 6" x 6' 10" (2.90m x 2.08m)

The kitchen has recently been upgraded and comprises coloured fronted base units that are complemented by a thick solid wooden worktop with inset stainless steel sink and mixer tap over, fitted oven with hob over and stainless steel cooker hood above, built-in dishwasher, space for fridge/freezer, oak effect flooring, window to the rear. Wall shelving.







### **BEDROOM ONE**

12' 3" x 10' 3" (3.73m x 3.12m)

Double bedroom with far reaching water and town views. Underfloor heating, door through to the:

### **EN-SUITE SHOWER ROOM**

White suite comprising shower enclosure with wet area tiling, glazed screen door with plumbed shower over, pedestal hand wash basin, W/C, white heated towel rail, window to the rear, extractor fan, underfloor heating.

### **BEDROOM TWO**

13' 9" x 11' 11" (4.19m x 3.63m)

Another double room with high ceiling and patio doors with good views. Electric wall mounted heater and central beam in the ceiling.

### **BEDROOM THREE**

12' 4" x 9' 8" (3.76m x 2.95m)

A further double bedroom with a window to the rear enjoying good views. Fitted double wardrobes, underfloor heating and loft hatch.

### **FAMILY BATHROOM**

12' 4" x 9' 8" (3.76m x 2.95m)

Recently updated by our vendor, comprising a white suite of W/C, bath with central taps and shower attachment, designer hand wash basin on vanity unit with mixer tap, tiled walls and flooring, heated towel rail, underfloor heating, extractor fan.





## OUTSIDE

An enclosed courtyard area of garden leads to the front door, a side courtyard with storage shed and around to the rear where a limited garden looks over the town and some pleasing water views.

## 2 OFF - STREET PARKING SPACES

To the front there is a good sized parking area that has room enough for two midsize cars.

Council Tax band: D

Tenure: Freehold

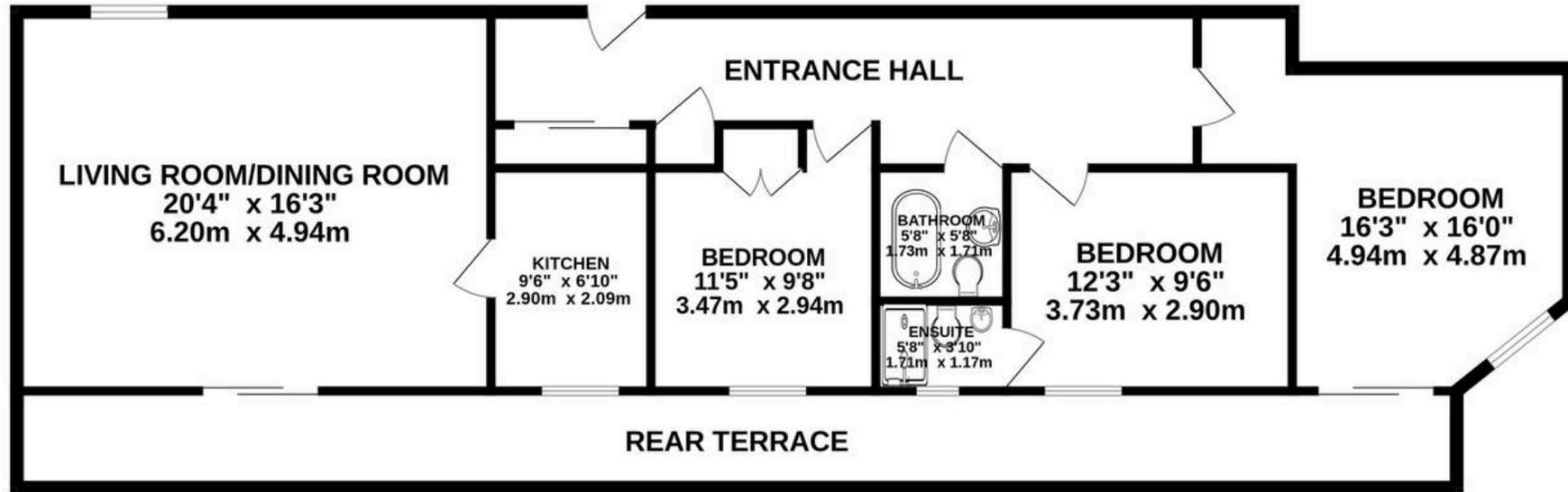
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

SERVICES: Mains Gas, Electricity, Water & Drainage.



**GROUND FLOOR**  
1298 sq.ft. (120.6 sq.m.) approx.



TOTAL FLOOR AREA : 1298 sq.ft. (120.6 sq.m.) approx.

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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