



5 Jackett Steps, The Packet Quays

Guide Price £375,000



Heather & Lay
The local property experts

THE LOCATION

Jackett Steps is part of the acclaimed Packet Quays waterside development, located a few feet from the water's edge, between The Royal Cornwall Yacht Club and Falmouth's High Street and shops. Its convenience and spectacular position make The Packet Quays, with its own residents' slipway and waterside garden, much in demand for those requiring a permanent or holiday residence. So much of what delights about Falmouth is on one's doorstep here. The waterside is a few moments away as is the High Street with its shops and galleries, whilst The Boathouse, or more up-market Royal Cornwall Yacht Club and Greenbank Hotel are one's 'locals', and Falmouth's Marina is fifteen minutes' walk away. The town has a brilliant and diverse selection of restaurants and an eclectic mixture of shops, which include national chains together with quality galleries showcasing local talent. Falmouth's seafront, on the town's southern side, is about a mile away, with sandy beaches, Henry VIII's Pendennis Castle and access to incredible walks and scenery along the Southwest Coastal Path. Nearby train stations (Falmouth Town) provide a convenient link to the mainline at Truro for Exeter and London, Paddington. Events Square and the National Maritime Museum are close by and regularly host activities throughout the year including Falmouth Classics, Falmouth Week and the Sea Shanty festival to name a few.

- Spectacular harbour views!
- Superb apartment, a generous 957²ft in size
- Popular harbourside development
- Two bedrooms, master with shower room & dressing area
- Spacious sitting/dining room
- Fitted kitchen & a utility
- Refitted main bathroom/WC & en suite shower room/WC
- 12' wide box bay with glorious view
- Secure undercover parking space
- Use of development waterside garden & slipway





THE PROPERTY

Number 5 has been a much loved second home from home for its current owner, whilst also being successfully holiday let. The apartment comes complete with a secure gated undercover parking space and use of the Packet Quays waterside garden and slipway, making it a fantastic proposition beside Falmouth's High Street and harbourside.

ACCOMMODATION IN DETAIL

(ALL MEASUREMENTS ARE APPROXIMATE)

Main door with keycode entry. Four gentle steps to.....

NUMBER 5

Door with a spyhole into.....

HALLWAY

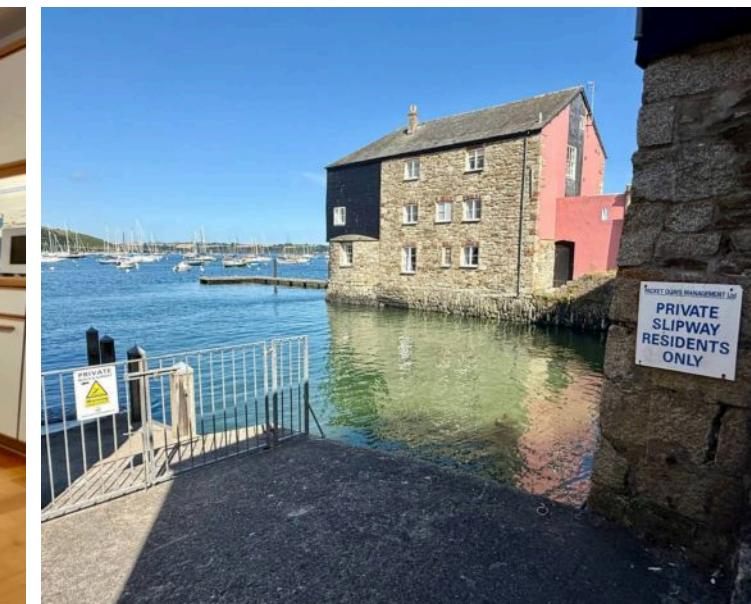
Wood laminate floor. White panelled doors to the living/dining room, two bedrooms, family bathroom and utility room. Opening to kitchen.

LIVING/DINING ROOM

12' wide box bay window with a fantastic view looking South and East over Falmouth Harbour to Trefusis Point, The Carrick Roads and Roseland Peninsula, to St Mawes and across to Falmouth Docks, St Anthony and Pendennis Head and Castle. Replacement UPVC double glazed windows, here incorporated with sliding shutters, effectively creating an open air South and East facing balcony like space in the box bay. Wooden laminate flooring. Two radiators. Semi-circular wall lights. Serving hatch to....

KITCHEN

UPVC double glazed window to view East, overlooking Falmouth Harbour, to Docks, estuary and coast. Base and eye-level cupboards. One and a half bowl stainless steel sink and drainer with mixer tap. Built-in electric oven and grill. Gas hob with extractor over. Fridge/freezer and dishwasher. Corner carousel. Shelf unit with folding table. Ceramic wall tiling. Wooden laminate floor. Ceiling spotlights. Electric meter box.





BEDROOM ONE

An unusually generously sized room with continuation of wooden laminate flooring. UPVC sliding sash style window to side overlooking the development's established garden. Extensive built-in wardrobe and cupboard space with dressing table and access to....

DRESSING AREA

Further wardrobe and cupboard space and door to....

EN SUITE SHOWER ROOM

Stylishly refitted room with tiled, walk-in corner shower cubicle. Recess. Dual flush WC, hand basin with vanity cupboard beneath. Shaver point. Laminate floor and ceramic wall tiling. Mirror. Chrome heated towel radiator. Ceiling spotlights. Extractor.

BEDROOM TWO

UPVC double glazed sliding sash style window to side. Wooden laminate floor. Radiator. Built-in wardrobe and cupboard space. Shelving.

UTILITY ROOM

Recess housing the 'Vaillant' gas boiler fueling radiator central heating and hot water supply. UPVC double glazed window to side. Space and plumbing for washing machine and tumble dryer above.

BATHROOM

White three piece suite comprising dual flush WC, hand basin with vanity cupboard beneath and panel bath with mixer tap and shower over. Shaver point. Laminate floor and ceramic wall tiling. Mirror. Chrome heated towel radiator. Ceiling spotlights. Extractor.





COMMUNAL GARDENS

The apartment has use of the communal garden & slipway.

SECURE GATED

1 parking space designated and set within a secure undercover car park with electronic remotely controlled shuttered doors.

TENURE

LEASEHOLD 999 YEARS FROM 1987

Each owner at Packet Quays is a shareholder within Packet Quays Management Ltd - a company set up to manage and administer the development. This company owns the Freehold interest. SMART is the managing agent - telephone number 01326 374850. The current service charge (January 2026) is £3069.33pa. Ground rent £TBC payable every six months.

Well-behaved small pets are allowed.

HOLIDAY LETTING is allowed, at the discretion of the management company, whereupon an annual license is required - current cost £35pa.

AGENTS NOTE

The apartment is fitted with an effective Positive Input ventilation (P.I.V.) system.

SERVICES

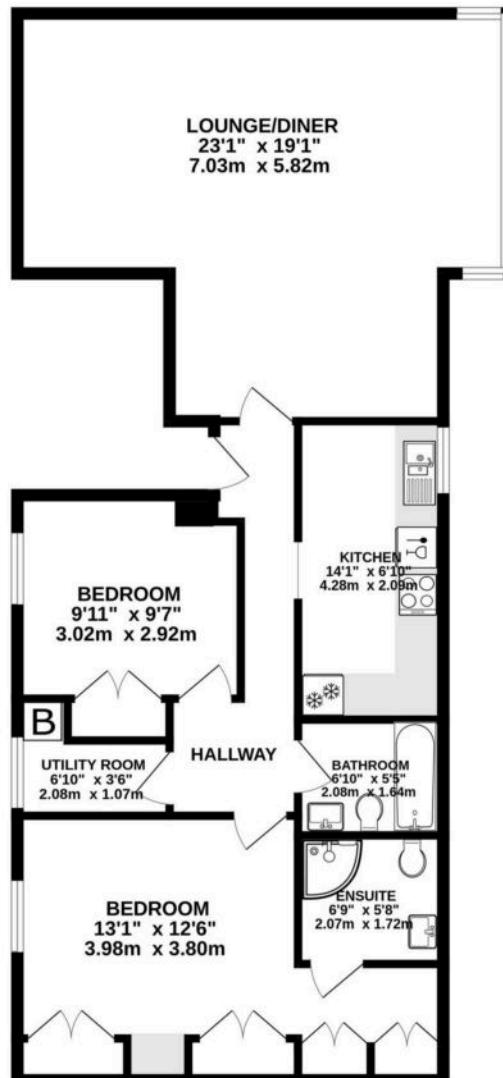
Mains electricity, water & drainage.

EPC: C

COUNCIL TAX: Currently Small Business rated - Self catering holiday unit and premises



GROUND FLOOR
957 sq.ft. (89.0 sq.m.) approx.



TOTAL FLOOR AREA: 957 sq.ft. (89.0 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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COMMUNAL GARDEN AREA



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We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.



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