



# 15 Coventry Road

Flushing



## 15 Coventry Road, Flushing, Falmouth, TR11 5TX

Located in the heart of the sought-after waterside village of Flushing, just across the river from Falmouth, with the harbour and sailing activity just moments away, this charming two-bedroomed cottage features some original detailing, a wood burner and a sunny terraced garden.

### Distances

Flushing quay – 150 yards; Mylor Yacht Harbour (via coastpath) – 2; Mylor Bridge – 2; Tremough campus (university) – 4; Falmouth – 5; Trebah Gardens (Helford river) – 8; Loe Beach watersports – 9.5; Truro – 10; St Mawes – 15 (via ferry); Cornwall Airport (Newquay) – 29

(All distances are approximate and in miles)

### The location

The picturesque waterside village of Flushing occupies a beautiful position across the water from Falmouth, bordered to the north and east by open countryside. Dating back to the 17th century, Dutch builders first came to construct piers and sea walls before settling, the village subsequently became a place of style and refinement where the many captains of the Packet Ships lived. Flushing retains style and taste with renovated 17th and 18th century houses combining with narrow winding streets characterised by smaller houses and cottages. The village also enjoys a sunny southerly aspect and is reputed to have one of the mildest climates in Britain. Local facilities include a convenience store, two public houses and a popular quayside restaurant. Flushing also has its own primary school, church and chapel. A passenger ferry service provides easy access to Falmouth and watersports enthusiasts are well catered for with an active sailing club in the village as well as close proximity to Mylor Yacht Harbour.







### The property

- Living / dining room with woodburner, sash window, exposed original beams and slate floor
- Kitchen with window to the rear garden
- Ground floor bathroom
- Spacious master bedroom with vaulted ceiling and original beams
- Second bedroom with large cupboard freestanding bath and Mode shower

### The garden

- Private and enclosed patio garden
- Small barbecue area
- Well stocked borders

### Directions

Upon entering the village, turn left at the bottom of the hill into Kersey Road. Take the first right into Coventry Road. Number 15 is located half way along on the left handside. Nearby street parking can be found throughout the village.

**What 3 Words** ///gain.frozen.pump

### Tenure, services and broadband

Freehold. Mains water, drainage and electricity. Oil fired central heating. Broadband: Superfast fibre is available in the postcode. Council tax – B.

### Shore recommendations

- Walk the South West Coast Path to Mylor Yacht Harbour
- Unrivalled sailing facilities on your doorstep
- Enjoy the numerous festivals including Fal River, Sea Shanty, Oyster and Falmouth Week
- Learn to sail from RYA level 1 to advanced seamanship courses in the sheltered waters of The Carrick Roads.
- Take the passenger ferry across the water to Falmouth







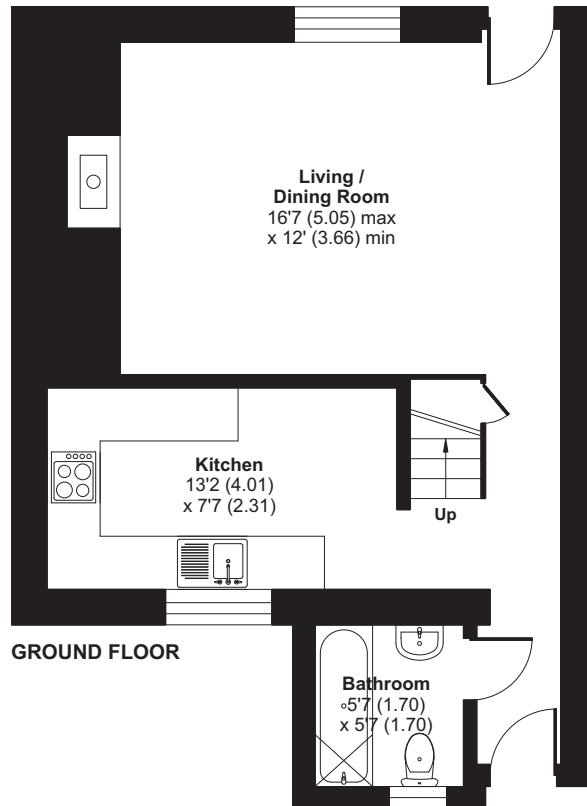
Denotes restricted  
head height

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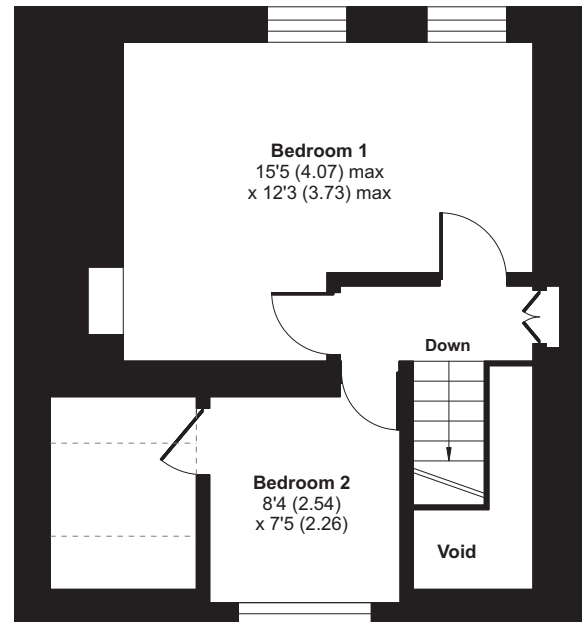
Main House = 720 sq ft / 66.9 sq m (excludes void)

Limited Use Area(s) = 21 sq ft / 2 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Certified  
Property  
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2021. Produced for Shore Partnership Limited. REF: 766861

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79   C
55-68	D		
39-54	E	44   E	
21-38	F		
1-20	G		

**FIXTURE AND FITTINGS** Only those fixtures and fittings mentioned specifically in the sales particulars are to be included in the sale. All others (including light fittings not mentioned, furniture, garden furniture, garden ornaments etc) are not included but may be available by separate negotiation.

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