

**FOR SALE**



**Melvill Crescent, Falmouth**  
**Guide Price £250,000**

  
**MARTIN&CO**

# Melvill Crescent, Falmouth

Guide Price £250,000

- REFURBISHMENT OPPORTUNITY
- PRIME RESIDENTIAL LOCATION
- CLOSE TO BEACHES
- WALKING DISTANCE TO SHOPS
- PARKING

## ***REFURBISHMENT OPPORTUNITY!***

*A spacious, semi-detached, double-fronted, dormer-bungalow, with front and rear gardens, close to the sea front, beaches and town centre.*

A spacious, semi-detached, double-fronted, dormer-bungalow, with front and rear gardens, now in need of complete refurbishment.

Set in a prime, residential area, walking distance to the sea front, beaches and town centre, is this semi-detached dormer bungalow

The property offers lots of scope for renovation, with gardens to the front, rear and side, including a parking area at the rear.



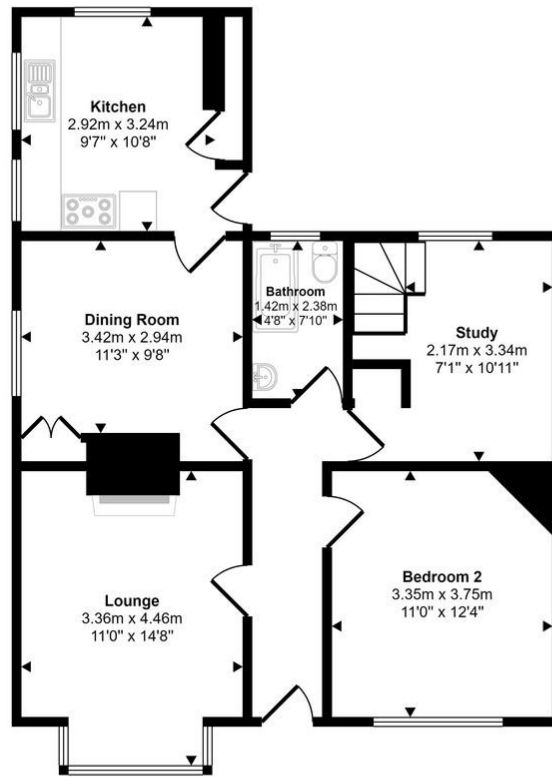
Freehold  
EPC: E  
Gas Central Heating  
Parking  
Council Tax Band C  
uPVC Double Glazing

Agents Note : Previous Mundic Block Test Classification AB – which is usually considered mortgageable (please discuss with your lender for further clarification)

Falmouth boasts stunning beaches, scenic coastal walks, and a picturesque harbour. The town also hosts various festivals and events throughout the year, including the Falmouth Week sailing regatta and the Sea Shanty Festival. With its lively waterfront, quaint streets lined with shops and galleries, and an array of restaurants serving fresh seafood, Falmouth offers a delightful mix of seaside charm and cultural attractions. It's an ideal destination for anyone seeking relaxation, adventure, or a taste of Cornwall's rich maritime culture.



Approx Gross Internal Area  
90 sq m / 970 sq ft



Ground Floor  
Approx 71 sq m / 765 sq ft



First Floor  
Approx 19 sq m / 205 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

## Martin & Co Falmouth

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**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.