

Heather & Lay

The local property experts



1 Tredova Crescent, Falmouth, TR11 4EQ

Opportunities like this are very rare. 1 Tredova Crescent is a fine detached bungalow with a beautifully presented and equipped three bedroom interior, built circa 1960s and set within a glorious, richly stocked garden and sun facing plot. The location is valuable and very much sought after, moments from Gyllyngvase Beach and a short distance to town and harbourside.



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FALMOUTH SEAFRONT	MOMENTS AWAY
FALMOUTH TOWN	1 MILE
FALMOUTH TOWN RAILWAY STATION	0.5 MILES
TRURO	10.8 MILES
NEWQUAY AIRPORT	29.6 MILES

- Quality detached coastal bungalow
- Prime seafront location
- Beautifully presented 3 bedroom accommodation
- 23' sitting room
- Stylish refitted kitchen/dining room
- Two showerrooms/wc's
- Level landscaped garden
- Garage, workshop and much parking space



THE PROPERTY

Bungalows within Tredova Crescent are much sought after and Number 1 is particularly appealing being set in the loveliest of established, landscaped gardens. The 3 bedroom accommodation is immaculately presented with a 23' sitting room and the stylish modern kitchen, each accessing a sheltered South facing terrace, via sliding patio doors. There are two modern showroom/WCs and the practicality of a utility room and much storage space throughout. A Worcester gas boiler fuels radiator central heating and hot water supply, assisted by solar roof panels. A generous single garage with electronic, remotely controlled opening, has been extended to include a workshop at its end. The setting at number 1 is superb; the property is well framed, set nicely back from the crescent through wide gates and with good driveway parking space. The rear garden is a treat, having been landscaped, loved, and nurtured during our clients' ownership.

Opportunities like this are incredibly rare and we wholeheartedly recommend an inspection of this individual and appealing property.

THE LOCATION

Tredova Crescent is a prime residential address located on Falmouth's favoured southern side, just moments from beaches, seafront and fabulous coastal walks. The town and harbour are just 1 mile away making this a wonderfully convenient, as well as an involving and uplifting, area of Falmouth in which to live. 1 Tredova Crescent's location is a few moments' walk to Gyllyngvase beach and café, and the extensive seafront promenade towards Pendennis Castle, passing Queen Mary Gardens and the Princess Pavilion. Opposite Gyllyngvase beach is the excellent and invaluable 'early 'til late' Co-op convenience store.

The town and its harbourside have an excellent and diverse selection of restaurants and an eclectic mixture of individual shops as well as national chains, together with quality galleries showcasing local talent. Nearby train stations (Falmouth Town and Penmere Halt) provide a convenient link to the mainline at Truro for Exeter and London, Paddington.

There are five primary schools and one secondary school in the town and another in Penryn as well as highly regarded independent preparatory and senior schools in Truro. Falmouth is a wonderful place to live and is renowned for its maritime facilities which offer some of the best boating and sailing opportunities in the country.



ACCOMMODATION IN DETAIL

(ALL MEASUREMENTS ARE APPROXIMATE)

Covered entrance to UPVC double glazed door and side pane into....

ENTRANCE

9' 5" (2.87m) ceiling height, solid wood block flooring. Extensive built-in cupboard space. Radiator. Three gentle steps with rail up to...

HALLWAY

Hardwood and obscure multipane doors to sitting room and inner hall. Door to kitchen, UPVC double glazed door through to utility room and garage.

SITTING ROOM 23' 4" (7.11m) x 13' (3.96m) increasing to 14' 6" (4.42m)

A superb, spacious room with large UPVC double glazed front facing window, overlooking the garden, and sliding UPVC double glazed patio door to side, facing South out onto the terrace. Open fireplace with slate hearth and hardwood mantle. Two radiators with teak shelves above. Bookshelves. Pelmet for curtains and blinds, above windows. Door to...

KITCHEN 13' 10" (4.22m) x 12' (3.66m) increasing to 13' 6" (4.11m).

Super, refitted, stylish room installed with flush fronted range of base and eye level, soft closure cupboards and wide drawers, quartz worktops and inset stainless steel 'Blanco' sink, stainless steel mixer tap and rivened draining board. Corner carousel. Built-in 'Siemens' double oven and grill. 'AEG' induction hob with extractor above. Space and plumbing for dishwasher and space for fridge/freezer. Stylish vertical radiator. Sliding UPVC double glazed patio doors facing South onto the terrace and garden. From the hallway a multipane and hardwood door to the..

INNER HALLWAY

Access to three bedrooms and the two showerrooms/WCs.









BEDROOM ONE 4.22m x 3.66m (13' 10" x 12' 0")

Extensive built-in wardrobe and cupboard space. UPVC double glazed window to side. Radiator.

BEDROOM TWO 4.19m x 2.84m (13' 9" x 9' 4")

Built-in sliding door cupboard and wardrobe space. UPVC double glazed window to side. Radiator.

BEDROOM THREE 2.74m x 2.44m (9' 0" x 8' 0")

Large UPVC double glazed door and side pane overlooking and accessing the rear garden. Radiator.

SHOWEROOM/WC 2.13m x 1.65m (7' 0" x 5' 5")

High level UPVC double glazed window to side. A luxurious wall tiled room with oversized boiler fed shower cubicle, WC and hand basin. School style radiator. Airing and storage cupboard. Tiled shelved recess with shaver point. Extractor.

SECOND SHOWEROOM/WC 1.78m x 1.70m (5' 10" x 5' 7")

In white with corner walk-in tiled cubicle, 'Mira' electric shower. Dual flush WC, hand basin. Chrome heated towel radiator. UPVC double glazed window to side. Extractor fan.

UTILITY ROOM/SIDE LOBBY 8' 7" x 7' 10" (2.62m x 2.39m) overall.

Door to front. UPVC door to rear. Sliding door into garage. UPVC double glazed window. Stainless steel sink and drainer with mixer tap. Space and plumbing for washing machine and tumble dryer. Space for fridge. Worktops and cupboards. 'Worcester' boiler fuelling radiator central heating and hot water supply. Gas meter. Slate floor.





ATTIC

A hatch in the hall, with a retractable ladder into...

ROOF ROOM

A versatile space, about 12' x 9', with two Velux roof windows (view to the sea), spotlight ceiling. 7 sq.ft at its apex. Eave storage cupboards. Opening through to a large attic space.

GARDEN

FRONT GARDEN

Number 1 lies within a superbly established and landscaped garden which has been much loved and nurtured by the current owner. The property is set well back from the road with posts and gates onto a wide slate paved driveway providing parking space for several cars, leading to the garage. To the side of the driveway is an espaliered wisteria and to the other, a lawn with banks of camellia and hydrangea, with azalea and cotoneaster. Slate pathway leading around to the south facing side terrace.

REAR GARDEN

Enclosed and delightful having been richly stocked and planted for colour and interest throughout the year. Pathways meander around the garden and lawn allowing exploration year round. There are numerous shrubs, small trees, plants and spring flowering bulbs with many specimen camellia. There are abelia, peirus, hawthorn, nerium oleaden, many climbers and a joy to see snowdrops and crocus early in the year. There are areas of shrubs and a brick paved terrace, areas of box hedging, a compost area and water butts. To the side and facing south, is a wide, sheltered slate paved terrace accessible via sliding patio doors from the living room, kitchen and dining room. Outside taps and lights.

GARAGE & WORKSHOP

GARAGE 17' 5" x 11' (5.31m x 3.35m) Electric remotely controlled roller door. Ceramic tile floor. Shelving. 'Solax' solar panel inverter. Electric Consumer Unit. Open access through to...

WORKSHOP 11' 5" x 8' 5" (3.48m x 2.57m) Window to side. Workbench, shelves and storage. Hatch to storage beneath.

GARDEN ROOM/POTTING ROOM 3.56m x 1.70m (11' 8" x 5' 7")

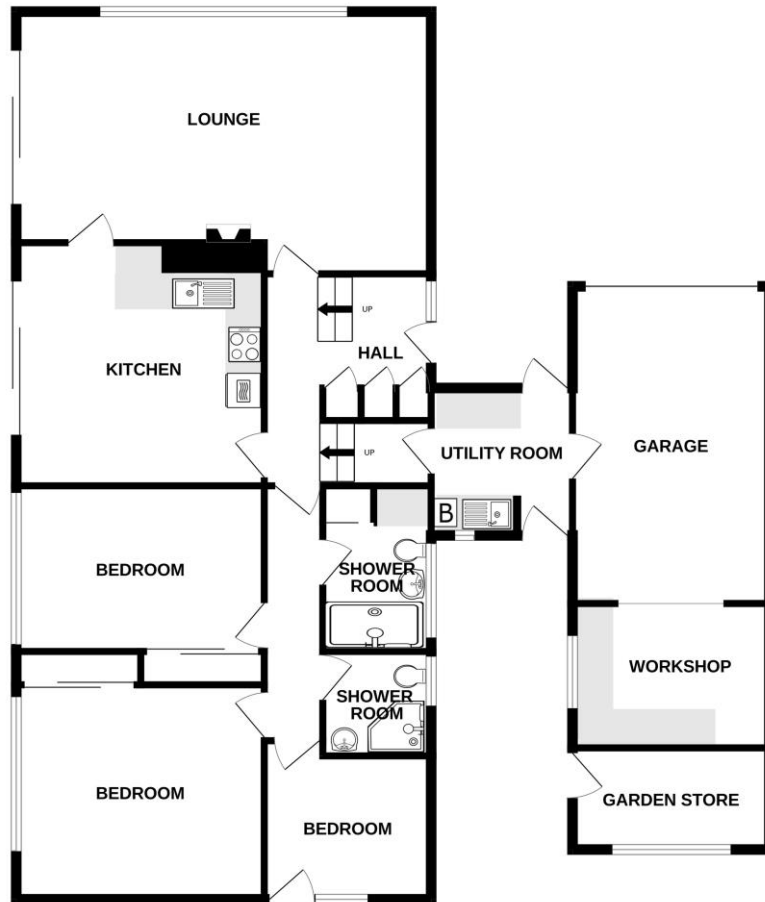
Window looking into the garden. UPVC double glazed door. Shelving and storage and worktop surface.

AGENTS NOTES

There are solar panels owned by the property and providing benefits to the running costs at Number 1.



GROUND FLOOR
1535 sq.ft. (142.6 sq.m.) approx.



TOTAL FLOOR AREA : 1535 sq.ft. (142.6 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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SERVICES

Mains electricity, gas, water & drainage. Broadband.

LOCAL AUTHORITY

Cornwall Council, Truro, TR1 3AY. Telephone 0300 1234100

TAX BAND – F EPC RATING – B

ANTI-MONEY LAUNDERING REGULATIONS - Purchasers

It is a legal requirement that we receive verified identification from all buyers before a sale can be instructed. We ask for your cooperation on this matter to ensure there is no unnecessary delay in agreeing a sale. We will inform you of the process once your offer has been accepted.

PROOF OF FINANCE - Purchasers

Before agreeing a sale, we will require proof of your financial ability to purchase. Again, we ask for your cooperation on this matter to avoid any unnecessary delays in agreeing a sale and we will inform you of what we require prior to agreeing a sale.

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TREDOVA CRESCENT