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**Old Hill Crescent,  
Falmouth**

**Offers Over £275,000  
Freehold**





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## **Property Introduction**

This three/four bedroom semi-detached house comprises of a well-presented kitchen/diner, lounge and study (or Bedroom Four) on the ground floor with three bedrooms and a bathroom on the first floor. There is a useful downstairs cloakroom.

The property has a lovely open outlook across the fields and park to the front of the property and even harbour views from the landing!

There is a sheltered patio at the rear and ample driveway parking for cars.

## **Location**

Set in a crescent off Old Hill in Falmouth this ex-local authority house is near to a bakery, fish and chip shop and the Falmouth Marina, primary school and with supermarkets a short drive away. The harbour town of Falmouth boasts a wide variety of shops, restaurants and banks can be found just over one and a half miles away with an abundance of visitor attractions. T

here are four beaches in Falmouth, Gyllyngvase, Castle Beach, Maenporth and Swanpool and the sailing waters of the Carrick Roads are considered amongst the best in the country. Popular visitor attractions such as the National Maritime Museum and Pendennis Castle provide an alternative source of enjoyment and there are golf courses close by. Evening entertainment can often be found at Events Square in the heart of the town and there is a multi-screen cinema. Three train stations in Falmouth provide a regular rail link to the cathedral City of Truro where there is a connecting main line to London Paddington.

## **ACCOMMODATION COMPRISES**

Rear entrance door to:-

## **ENTRANCE PORCH**

Coat storage. Door to:-

## **BEDROOM FOUR/STUDY 11' 2" x 9' 0" (3.40m x 2.74m) maximum measurements**

Two double glazed windows. Storage space and two wardrobes. Radiator. Door to:-

## **KITCHEN/DINER 19' 0" x 9' 7" (5.79m x 2.92m) maximum measurements overall**

### **KITCHEN AREA**

Featuring a dual-aspect room comprising of a very modern range of high gloss white floor and wall-mounted cupboards with working surface over and incorporating an inset one and a half bowl sink unit with drainer, integrated oven and hob, tiled splashback and extractor hood over. Space for dishwasher, space for washing machine and space for fridge/freezer.

### **DINING AREA**

Anthracite radiator and space for table. Double glazed door to:-

### **HALLWAY**

Panel with glass bricks, wall-mounted boiler, door to outside and radiator. Door to:-

### **CLOAKROOM**

Low level WC, wall-hung sink unit, extractor fan, towel hook and vanity cupboard with lighting.

## **LOUNGE 13' 0" x 12' 9" (3.96m x 3.88m) maximum measurements**

Double glazed window with outlook over the park and field. Wall-hung feature electric fireplace and aerial socket. Laminate flooring. Returning to hallway, stairs to:-

### **FIRST FLOOR LANDING**

Double glazed window with views over the harbour. Airing cupboard and loft hatch. Doors off to:-

## **BEDROOM ONE 11' 2" x 10' 0" (3.40m x 3.05m) maximum measurements**

Double glazed window overlooking the park. Radiator.

## **BEDROOM TWO 10' 0" x 9' 6" (3.05m x 2.89m) maximum measurements**

Double glazed window overlooking the garden. Radiator.

## **BEDROOM THREE 9' 0" x 8' 0" (2.74m x 2.44m) maximum measurements**

Double glazed window overlooking the park. Radiator.

### **BATHROOM**

Featuring a dual-aspect with obscure glass double glazed windows. Bath with shower over, sink unit and pedestal, low level WC, space for shower cubical and fully-tiled walls.

### **OUTSIDE FRONT**

To the front of the property, there is lawn with steps and pathway opening to the park and fields.

### **REAR**

To the rear, there is a tarmac tandem driveway for two/three cars

### **SERVICES**

Mains drainage, mains water, mains electric and mains gas.

### **AGENT'S NOTE**

The Council Tax Band for this property is Band 'B'.

### **DIRECTIONS**

Following the A39 into Falmouth, take the first exit into North Parade by the Marina, first right up Old Hill, and proceed up the hill. Take the first right into Old Hill Crescent and follow the road around. Number 39 will be identified on the right-hand side half way up hill by the parking bays. If using What3words: [bless.slowly.card](https://www.what3words.com/bless.slowly.card)

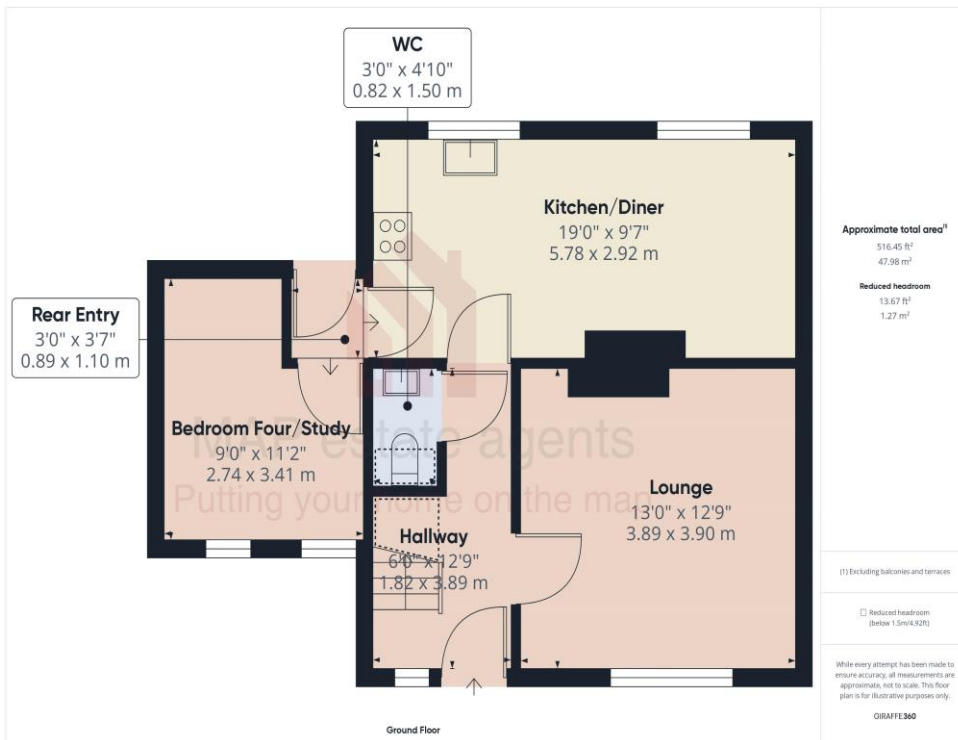


Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		82   B
69-80	C		
55-68	D	59   D	
39-54	E		
21-38	F		
1-20	G		



## MAP's top reasons to view this home

- Semi-detached house
- Modern updated kitchen/diner
- Beautifully presented lounge
- Three bedrooms on the first floor
- Bathroom and downstairs cloakroom
- Some windows and front door updated in 2022
- Elevated view over green space to the front
- Harbour views out of landing window
- Extra room downstairs for a study/bedroom four
- Patio space to the rear and driveway parking for two/three cars



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