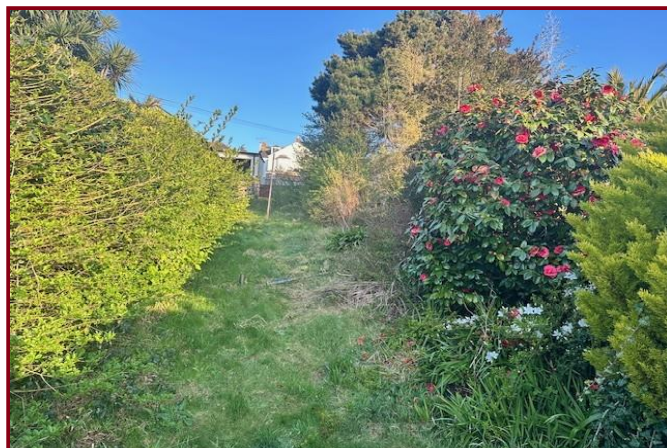




MAP estate agents
Putting your home on the map

**Erisey Terrace,
Falmouth**

**£425,000
Freehold**





Erisey Terrace, Falmouth

£425,000 Freehold

Property Introduction

In one of Falmouth's most desirable terraces with stunning views from the front across Falmouth Harbour, Trefusis Headland, Falmouth Docks and beyond to the Roseland Peninsula, the property also benefits from a very long rear garden (over 100ft) and parking - therefore the 'holy grail' in Falmouth town homes of a view, parking and garden is all here. The property does require a program of modernisation and refurbishment and, in our opinion, also could be better configured to utilise what is on offer. Therefore this would be described as a 'project' for someone to take on but could be a stunning home with some imagination, blood, sweat, tears and some money as well! It should be noted that planning for a side and rear extension has been granted under planning reference PA24/08221. Presently there is a lounge, dining room, kitchen and ground floor bathroom whilst upstairs are two interconnected bedrooms and a further bedroom which has the amazing view. The rear garden is very long and provides access to a rear service lane where there is off-road parking. Neighbouring properties have built garages in this space. Offered for sale with no onward chain this home is unusual to find on the market and for the right person will provide a fantastic project to improve and enjoy.

Location

Erisey Terrace has long been one of Falmouth's prime terraces with its location above the town providing incredible 180 degree views across one of the UK's most scenic harbours. Simply walking along the terrace you are drawn to the fabulous view and ever changing marine scene. This view is enjoyed from your front door and two rooms in the property, the one from upstairs in particular is superb. The terrace runs into the aptly named Harbour Terrace and they contain a mix of attractive period homes, some being double fronted and some single fronted. This particular home is one of the more modest properties on the street. Erisey Terrace is perched above the town itself, a small pedestrian slipway at one end of the road provides immediate access down into The Moor, so the town and all its commercial and leisure facilities are a very short walk away. The vibrant town has a wide range of individual shopping outlets, bars and restaurants for people to choose from. The Prince of Wales pier offers passenger ferries to Flushing at St Mawes and Malpas, at the other end of the town is Events Square with the Maritime Museum. Buses can be caught on The Moor and there are three train stations in town which take commuters to Penryn and then Truro with the option of travelling further as required. There is an abundance of watersports on offer for anyone who enjoys sailing, gig rowing, fishing, to name a few with Falmouth being one of the largest natural harbours in the world which you can wake up and look at from this home.

ACCOMMODATION COMPRISES

Double glazed door to:-

HALLWAY

A long hallway with door onto patio. Coat storage and under stairs cupboard. Radiator. Door to:-

LOUNGE 13' 3" x 10' 3" (4.04m x 3.12m) maximum measurements

Double glazed window to the front. Fireplace with gas fire insert set on hearth with mantel piece above and cupboards to either side. Radiator. Returning to hallway, door to:-

DINING ROOM 11' 0" x 10' 7" (3.35m x 3.22m) maximum measurements

Part-glazed sash window to the rear. Chimney breast with storage cupboards to either side. Radiator. Door to:-

KITCHEN 9' 11" x 7' 5" (3.02m x 2.26m) maximum measurements

Sash window to the side. Featuring a range of floor and wall-mounted cupboards with worktop over, sink unit and drainer, airing cupboard, wall-mounted gas combination boiler, space for cooker, space for fridge/freezer. Door to:-

UTILITY

Double glazed door to rear garden and patio. Sink unit and drainer. Radiator. Door to:-

DOWNSTAIRS SHOWER ROOM

Obscured glass window to the side. Low level WC, electric shower cubicle housing electric shower. Radiator. Returning to hallway, stairs to:-

FIRST FLOOR LANDING

A long landing with doors off to:-

BEDROOM TWO 13' 11" x 11' 1" (4.24m x 3.38m) maximum measurements

Double glazed window to the rear. 'Inglenook' fireplace with cupboards to either side. Radiator.

BEDROOM THREE 10' 7" x 7' 7" (3.22m x 2.31m) maximum measurements

Ideal as a nursery comprising of a double glazed window to the side and radiator. Door to:-

BATHROOM

Window to the side. Sink and pedestal, low level WC, bath, storage cupboard, extractor fan and radiator. Returning to landing, door to:-

BEDROOM ONE 13' 7" x 10' 2" (4.14m x 3.10m) maximum measurements into recess

Double glazed window to the front. Wardrobe space and radiator.

OUTSIDE

The rear garden is a great feature of this home, many town homes have little or no garden at all. The back door opens to a patio with steps up to the garden which is very long (over 100') with fenced borders which have mature plants and shrubs. Approximately the width of the property this provides a great space for anyone to enjoy and from the upper parts also enjoys some views of the harbour. Gated access opens out to a large parking bay / space. This provides off road parking for one large car comfortably. Several neighbours have built garages in this space.

SERVICES

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

AGENT'S NOTE

The Council Tax Band for this property is Band 'D'. It should be noted that many homes in this locale have reverse accommodation. Planning was granted on 15th Jan 2025 for a side rear extension and associated refurb works under reference PA24/08221

DIRECTIONS

Driving to the Moor in Falmouth, turn left up Quarry Hill. Continue up the hill past Quarry Car Park, this will continue naturally along to Erisey Terrace. Parking can be found on the road to the rear or unrestricted on-street parking is outside the front. If using What3words: kind.turkey.shack



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	66	84
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		



MAP's top reasons to view this home

- Located on a sought-after street above the harbour
- Breathtaking views across to Flushing Harbour and Pendennis Point
- Three-bedroom terrace house
- Kitchen and separate utility
- Dining room
- Bathroom upstairs, shower room downstairs
- Double glazing
- Gas central heating
- 100ft long rear garden
- Parking to the rear



Approximate total area⁽¹⁾
575.97 ft²
53.51 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Approximate total area⁽¹⁾
552.79 ft²
51.36 m²

(1) Excluding balconies and terraces

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