



TOM WILLS
PERSONAL PROPERTY AGENTS

8 Poplar Terrace
Flushing Falmouth, TR11 5TL
£375,000

TOM WILLS



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8 Poplar Terrace

Flushing, Falmouth, TR11 5TL

A highly rare opportunity to acquire a lovely 2 bedroom terraced home, occupying a glorious elevated position enjoying stunning views across sections of Falmouth Harbour and Penryn River, visible from the front patio/terrace, living room, kitchen and both bedrooms. Courtyard to the rear with a further raised garden and impressive front patio with stainless steel handrails.

- Superb harbour and river views
- Elevated traffic-free position
- South-facing terrace/patio with views
- 2 bedrooms
- Short walk to village centre and waterside
- Extremely rare opportunity
- Well maintained
- Well-appointed bathroom
- Rear courtyard and upper rear garden
- Oil-fired heating and double glazing





THE PROPERTY

Constructed, we believe, in 1929 of traditional block which now benefits from cavity wall insulation, a lovely terraced house perched high on the hillside in a traffic free location, yet within a few minutes walk of the village centre. A stunning south-facing front patio/terrace with stainless steel balustrade provides an appealing approach to the accommodation which briefly comprises a central entrance hall, living/dining room with breathtaking views, a deep well appointed kitchen with ample storage and to the first floor, 2 bedrooms (also enjoying the views) and a tasteful well-appointed bathroom. A door from the kitchen accesses the rear garden comprising a lower courtyard and steps leading up to a raised gravelled area featuring low maintenance and well-stocked flower beds planted with ferns and camelias.

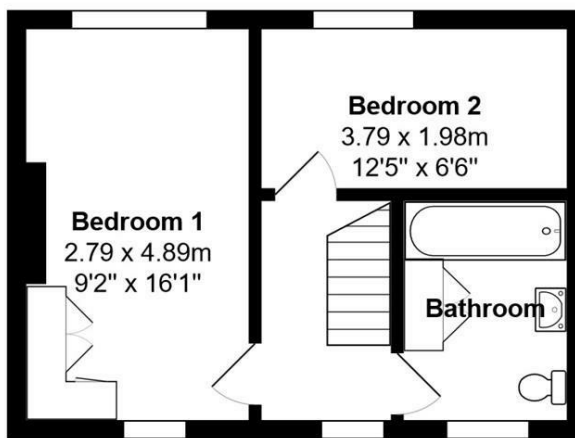
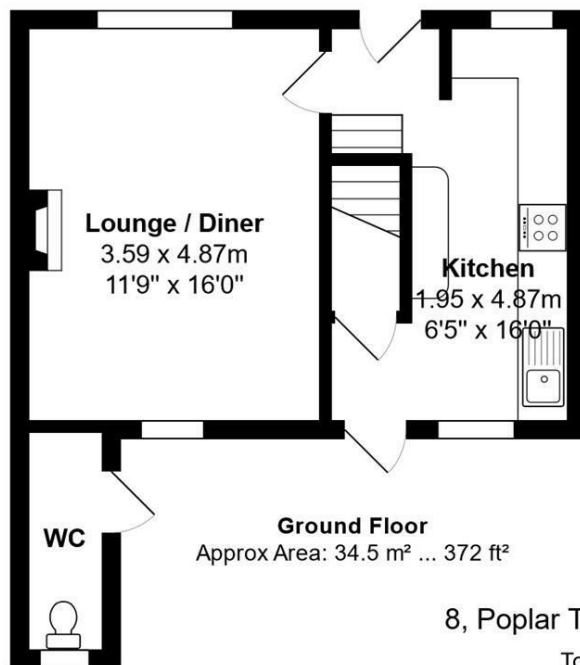
THE SITUATION

Flushing lies within the an Area of Outstanding Natural Beauty (AONB). This immensely desirable, sunny, creek-side village has two excellent public houses, waterside restaurant, village shop, parish church, regular passenger ferry to Falmouth, village hall, primary school (a feed in school to Penryn College), children's playground and various clubs and societies. Kiln Quay and Flushing Beach near Trefusis Point is just a 15 minute walk from the property. There are also many excellent sailing clubs nearby, the nearest in Flushing itself and also across the water is the Royal Cornwall Yacht Club (RCYC) in Falmouth.

ADDITIONAL INFORMATION

Tenure - Freehold. Services - Mains electricity, water and drainage are connected to the property. Oil fired central heating. Council Tax - Band B. EPC rating - 60 (D). Possession - Vacant possession upon completion. **VIEWING ARRANGEMENTS - BY APPOINTMENT WITH TOM WILLS PROPERTY AGENTS.**





8, Poplar Terrace, Flushing, Falmouth, TR11 5TL

Total Approx Area: 67.2 m² ... 723 ft²

All measurements are approximate and for display purposes only



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Viewing Please contact us on 01326 352302 if you wish to arrange a viewing appointment for this property or require further information.

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