



TOM WILLS
PERSONAL PROPERTY AGENTS

2 Penwerris Terrace

Falmouth, TR11 2PA

£595,000

TOM WILLS



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Falmouth, TR11 2PA

A gorgeous 3 bedroom stone-fronted house, within one of Falmouth's most sought-after period terraces, enjoying superb views over Penryn River to Flushing and across Falmouth Harbour to Trefusis Point and shoreline of The Roseland Peninsula. Featuring beautifully upgraded and tastefully modernised accommodation which enjoys an extended kitchen/dining room and spacious living room as well as en-suite master bedroom. A cosy courtyard to the rear leads up to a large sunny decked terrace with summerhouse/studio and rear pedestrian access.



- Highly sought-after terrace
- Glorious harbour and river views
- Moments from the town centre
- 3 double bedrooms
- 2 bath/shower rooms plus g/f WC
- Extended and renovated
- Superb layout
- Large sunny decked terrace
- Garden summerhouse/studio
- No onward chain





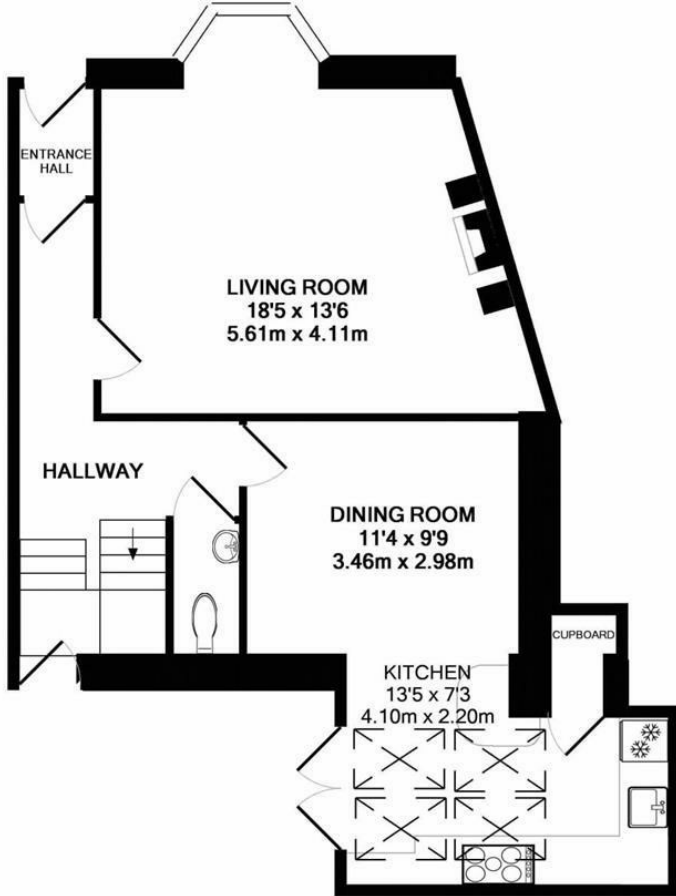
Located a few minutes walk from the town centre and Harbourside on Penwerris Terrace, 'The Anchorage' unveils a surprisingly spacious and well laid out home, featuring three double bedrooms and an impressive 2017 renovation and extension. Constructed, we believe, around 1840 the house boasts captivating harbour and river views from the front, while the rear hosts private decked gardens and a generous studio/summerhouse. The kitchen and dining room has been skilfully extended and features a striking vaulted ceiling with a large glass skylight and French doors leading to an enclosed courtyard. To be sold with no onward chain, this property must be viewed to be appreciated.

THE LOCATION

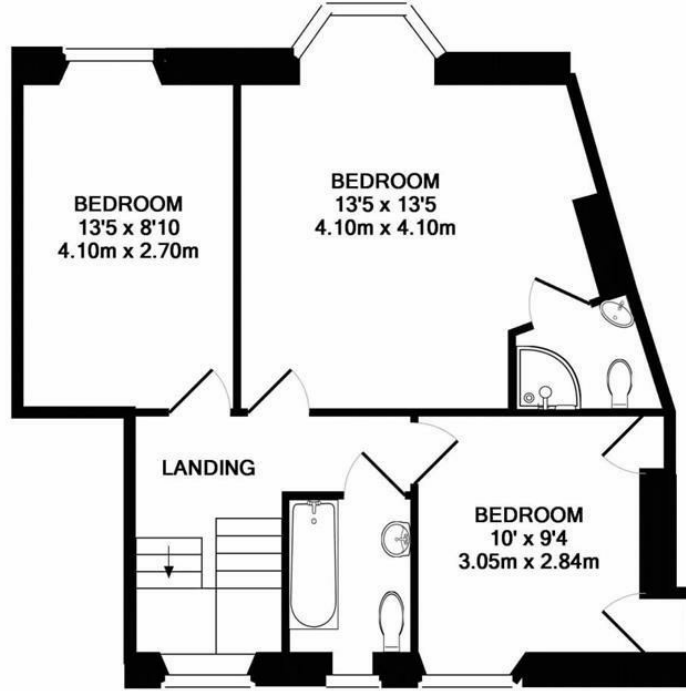
Situated in a quiet position just one road back from the Royal Cornwall Yacht Club and the Greenbank Hotel, Penwerris Terrace enjoys wide-spanning views of the harbour and across the water towards the picturesque village of Flushing. The property is a short walking distance of a sandy beach at low tide next to the Greenbank and just a few minutes from Falmouth's eclectic Old High Street which is full of boutique shops, restaurants and galleries. The town as a whole hosts a variety of fantastic yearly events such as the Classics sailing weekend, Falmouth Week Regatta & The Sea Shanty Festival drawing people from around the globe, while its vast array of attractions such as its safe sandy beaches, stunning coastal scenery and vibrant café scene all year round.

ADDITION INFORMATION

Tenure - Freehold. Possession - Vacant possession with the benefit on no onward chain. Services - Mains gas, electricity, water and drainage. Gas fired central heating. Council Tax - Band C. EPC - TBC. VIEWING ARRANGEMENTS - BY APPOINTMENT WITH TOM WILLS PROPERTY.



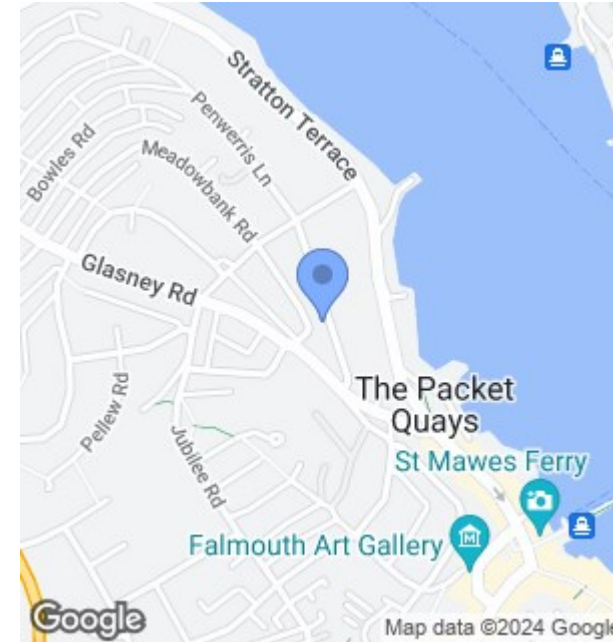
GROUND FLOOR
APPROX. FLOOR
AREA 606 SQ.FT.
(56.3 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 562 SQ.FT.
(52.2 SQ.M.)


TOTAL APPROX. FLOOR AREA 1168 SQ.FT. (108.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Energy Efficiency Graph

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.