



**TOM WILLS**  
PERSONAL PROPERTY AGENTS

**29 Tredova Crescent**  
Falmouth, TR11 4EQ  
**£1,350,000**



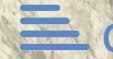
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# 29 Tredova Crescent

Falmouth, TR11 4EQ

A substantial, individual, 4 or 5 bedroom detached house occupying a superb elevated position within one of Falmouth's most desirable residential roads, enjoying vast level gardens, ample driveway parking, attached garaging and a magnificent broad sunny balcony with views to Falmouth Bay.

### THE PROPERTY

Properties on this section of Tredova Crescent rarely enter the market. This particular house, occupies a magnificently sized plot with surprisingly large, almost entirely level gardens. The accommodation is substantial and versatile with a distantly mediterranean feel, finished with Spanish-style tiled floors and bath/shower room suites. Living rooms are located on both ground and first floor level with the latter leading directly onto a broad south-facing balcony which enjoys views to Falmouth Bay, Pendennis Point and the coastline between Gyllyngvase and Castle beaches. Broad driveway parking leads to a superb double garage with electric door. There are further gates to the garden, ideal for those requiring boat or motorhome storage space.





- 4 or 5 bedrooms
- 3 bath/shower rooms plus separate WC
- Gated driveway parking
- Double garage
- Magnificent level gardens
- Large first floor balcony
- Equidistant from Gyllynvase and Swanpool beaches
- Substantial and versatile
- Sea views from ground and first floor
- No onward chain



#### THE SITUATION

Tredova Crescent is amongst just four other residential roads situated between Gyllynvase and Swanpool beaches which, in our opinion, are recognised as the most desirable areas of Falmouth. This particular house enjoys a lovely elevated quiet position with views across Falmouth Bay from the ground floor and also the first floor and balcony. Gyllynvase and Swanpool Beach are both within a 5 minute walk and the town centre is also accessible 'on foot' within 15 minutes.

#### ADDITIONAL INFORMATION

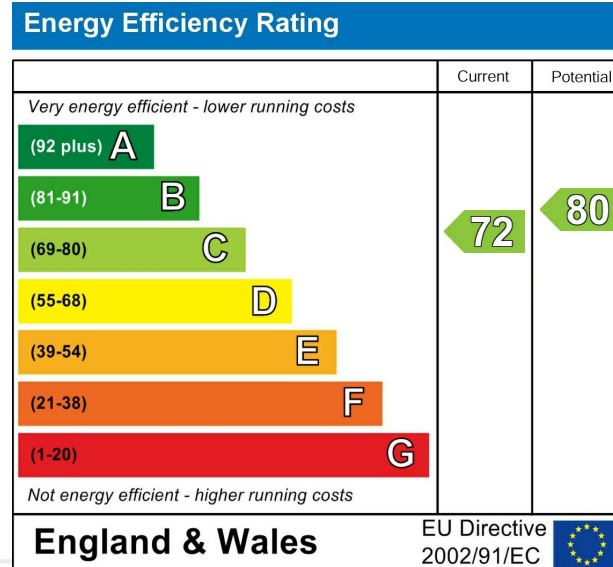
Tenure - Freehold. Services - Mains electricity, water, gas and drainage are connected to the property. Council Tax - Band G. EPC Rating - 72 (C). Gas fired central heating. Possession - Vacant possession upon completion, with the benefit of no onward chain. VIEWING ARRANGEMENTS - BY APPOINTMENT WITH TOM WILLS PROPERTY AGENTS.



29, Tredova Crescent, Falmouth, TR11 4EQ



### Energy Efficiency Graph



**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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