



**TOM WILLS**  
PERSONAL PROPERTY AGENTS

## 10 Devington Court, Cliff Road

Falmouth, TR11 4PD

**Guide price £450,000**



2



2



1



C



## 10 Devington Court Cliff Road

Falmouth, TR11 4PD

A perfectly situated apartment with level access from the rear entrance and parking area, occupying a 'front-line' position on Falmouth Seafront within yards of Gyllyngvase Beach, also benefitting from a private balcony with stunning far-reaching sea views. The two bedroom two bath/shower room accommodation would benefit from some updating although could be lived in immediately. There is also a private garage located within the residents parking area.

- Breath-taking views
- Level access from the rear entrance and parking area
- Sunny balcony with superb outlook
- 2 bedrooms
- Principal en-suite
- Well managed development
- Yards from Gyllyngvase Beach
- Private garage and residents parking
- Would benefit from some modernisation
- No onward chain







Enjoying panoramic views across Falmouth Bay and out to sea, visible from the living area, dining area, kitchen, and balcony, this exceptionally well positioned apartment is the perfect spot to relax and enjoy the sunny sea-facing environment, all within yards of Gyllyngvase Beach.

Accessed 'on the level' from the rear of the building, the accommodation is well proportioned and well equipped and briefly comprises an entrance hall leading to an inner hall with fitted storage, two double bedrooms including an en-suite shower room within the master room, a spacious family bathroom, large living area open to a dining room and adjacent kitchen which could easily be 'opened up' for a more modern layout.

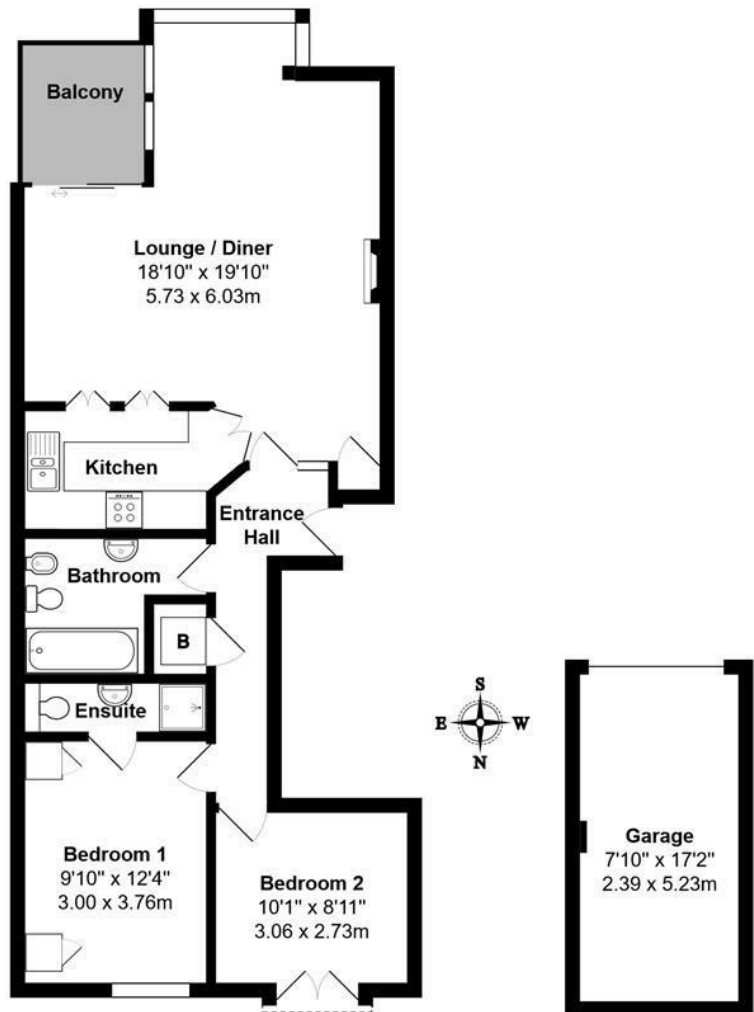
Devington Court provides extremely economic, low maintenance living due to its well-run management company which includes an onsite gardener tending to the plants and shrubs within the extremely well-kept grounds. This combined with each apartment having been allocated a garage, it has become one of the most popular developments along Cliff Road, which is certainly one of Falmouth's most desirable residential addresses.

#### ADDITIONAL INFORMATION

Tenure - Leasehold with a 1/24 share of the freehold. 999 years from inception (1987) with an annual service charge of £3,120 (paid quarterly at £780.17). We understand furnished letting (minimum 6 months) is permitted and pets are allowed following approval by the management company. Possession - Vacant possession with the benefit of no onward chain. Services - Mains electricity, water and drainage are connected. Electric central heating. EPC - 79 (C). Council Tax - Band F.







10, Devington Court, Cliff Road, Falmouth, TR11 4PD

Total Approx Area: 83.7 m<sup>2</sup> ... 901 ft<sup>2</sup> (excluding balcony)

All measurements are approximate and for display purposes only

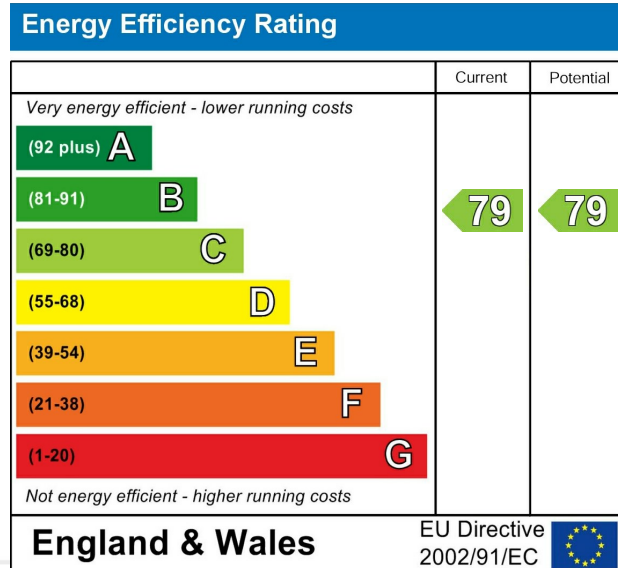
Garage  
Approx Area: 13.1 m<sup>2</sup> ... 141 ft<sup>2</sup>

**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.



### Energy Efficiency Graph



9 Bar Terrace, Falmouth, Cornwall, TR114BP

01326 352302 | info@tomwillsproperty.co.uk | www.tomwillsproperty.co.uk