



TOM WILLS
PERSONAL PROPERTY AGENTS

2 Minnie Place
Falmouth, TR11 3NN
£479,000



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This exquisite, one-of-a-kind four-bedroom, four-storey townhouse boasts a large roof terrace with breath-taking views of the harbour, bay, and sea. The 1,600 sq ft of highly versatile accommodation has been charmingly and sympathetically modernised, offering bedrooms on every floor and two tastefully appointed bath/shower rooms.

- Grade II Listed townhouse
- 4-storey accommodation
- 4 bedrooms
- Over 1,600 sq.ft of versatile accommodation
- Sympathetically modernised
- 2 luxurious bath/shower rooms
- Remarkable roof terrace with panoramic views of the harbour and bay
- Highly regarded location
- Incredible 'one-off' property
- No onward chain

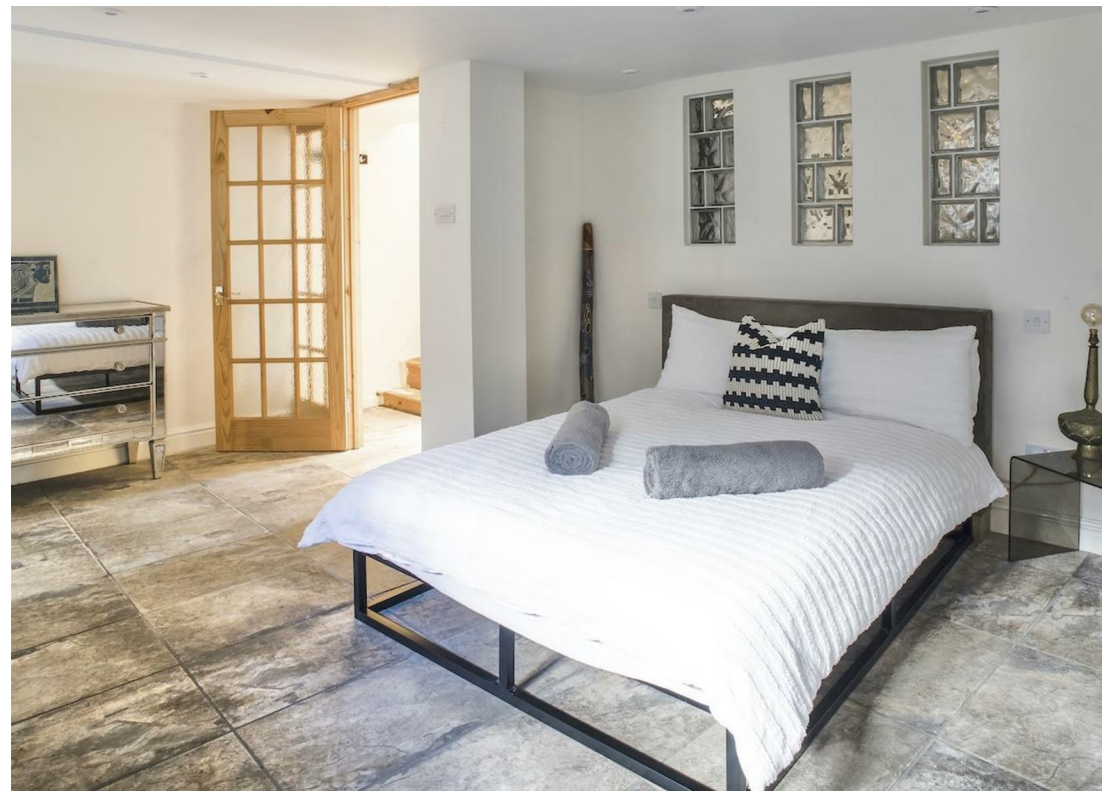




LOCATION:

Minnie Place is within yards of Florence Place and Wodehouse Terrace, both highly regarded and recognised as some of Falmouth's finest and most elegant residential locations anywhere within the vibrant town, by virtue of their classic Georgian and Victorian style architecture and proximity to the town centre, harbourside, seafront and beaches, all of which are within a short walk.

Junior and secondary schooling are also nearby, together with many sports clubs, leisure & water sports facilities and an exceptional range of popular restaurants. Just 12 miles from Falmouth you will find the Cathedral City of Truro, the county's retailing, commercial, administrative, health and educational centre. Truro can easily be accessed by both bus and rail services with a convenient railway station nearby at The Dell, which provides a half-hourly service to Truro's mainline station where there are frequent services to London Paddington and beyond.



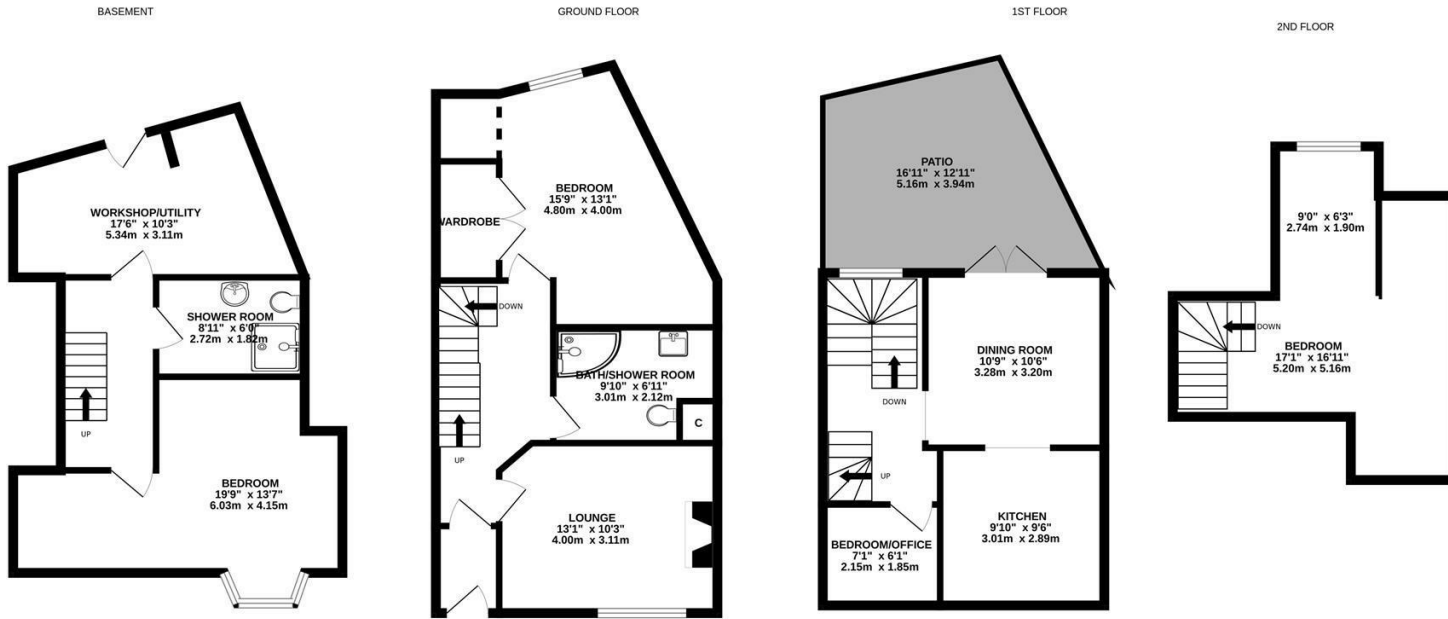
PARKING ARRANGEMENT

Our client currently rents a parking space approximately 100m from the house on Pike's Hill and we understand this rental agreement might be transferable to the new owner. In addition there is on-street parking on a 'first come first serve' basis at Minnie Place itself, Florence Place, Wodehouse Terrace and further afield.

ADDITIONAL INFORMATION

Tenure - Freehold. Possession - Vacant possession upon completion with no onward chain. Services - mains water, drainage, electricity & gas are connected. Gas central heating. Council Tax -Band C. EPC Rating -56(D).

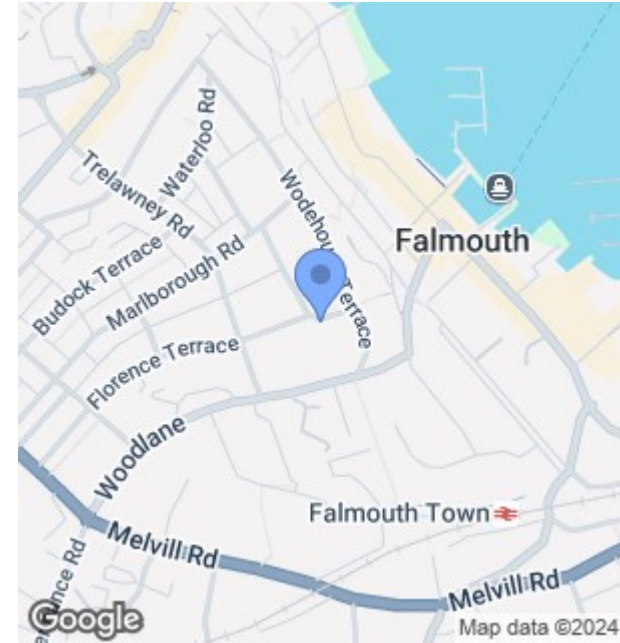




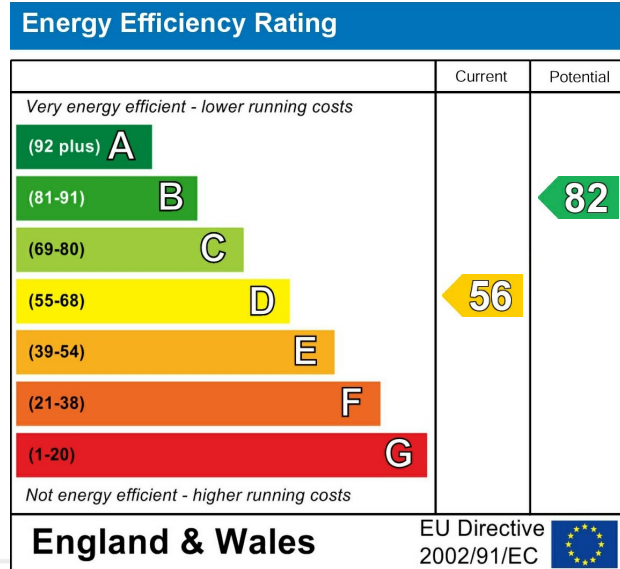
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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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



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