



TOM WILLS
PERSONAL PROPERTY AGENTS

4 Fairview Place

Falmouth, TR11 3BH

£385,000



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4 Fairview Place

Falmouth, TR11 3BH

This beautifully presented two-bedroom end terraced house offers stunning views of Falmouth harbour, the working docks, the deep waters of the Carrick Roads, as far as the picturesque shoreline of the Roseland Peninsula, including all the marine activity in between. The property boasts a spacious open plan living room, generously sized bedrooms, and a sunny enclosed courtyard garden at the rear. Additionally, it is available for purchase without any onward chain.

- Breathtaking views
- Traffic-free position
- 2 double bedrooms
- Broad living/dining room
- Kitchen/breakfast room
- Sunny rear courtyard
- Immediate possession
- No onward chain
- Minutes from the bustling high street
- Ideal permanent or additional home





One of just six cottages along Fairview Place, which is a particularly sought after terrace by virtue of its traffic-free position and its glorious outlook over the breadth of Falmouth Harbour. Accessed via a no-through a pedestrian pathway, leading from Chapel Terrace and Vernon Place, number 4 occupies a desirable end-terrace position with the majority of the accommodation enjoying the mesmerising outlook.

Since purchasing the property, our clients have thoroughly improved the interior with a comprehensive redecoration, deep clean throughout, new carpeting, and flooring, along with other upgrades. In addition, the previous owner also made various upgrades, which included installation of modern UPVC double glazing, opening up of the living space and installation of a redesigned staircase, installation of a modern Worcester gas boiler providing central heating and hot water.

A slightly raised courtyard garden to the rear catches sun through much of the day, in a sheltered setting.

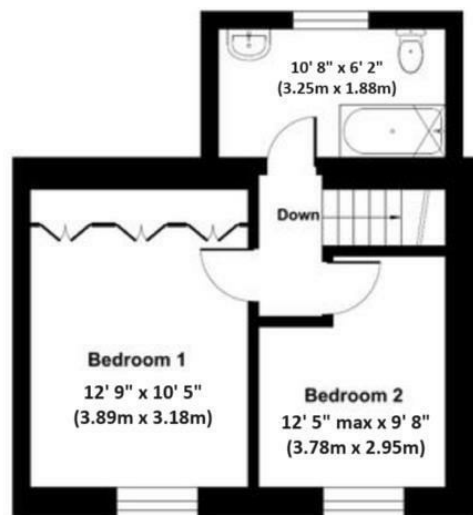


Being sold with no onward chain, the cottage is available for immediate occupation, following completion of sale. We believe a broad spectrum of buyers may be interested, including those searching for a permanent home including young couples or those retired, or indeed for those looking to purchase a bolt hole or holiday investment.

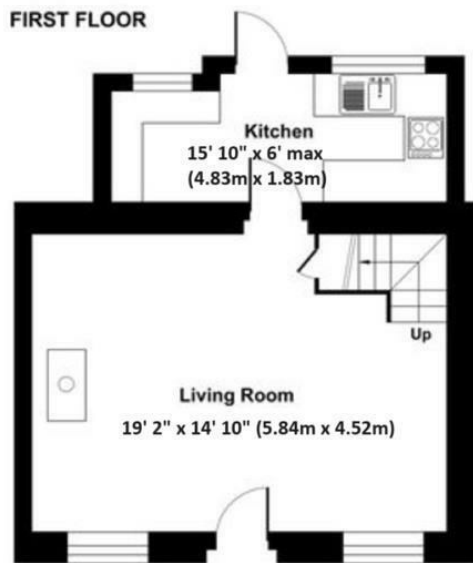
Some prospective buyers may wish to know there are nearby parking spaces (subject to availability) to rent through Cornwall council on both Vernon Place and Smithick Hill, a few yards from the Property

ADDITIONAL INFORMATION

Tenure - Freehold. Possession - Vacant possession upon completion with the benefit of no onward chain. Services - Mains gas, electricity, water and drainage. Council Tax - Band C . EPC rating - 57(D) . Gas central heating. **VIEWING ARRANGEMENTS - BY APPOINTMENT WITH TOM WILLS PROPERTY AGENTS.**

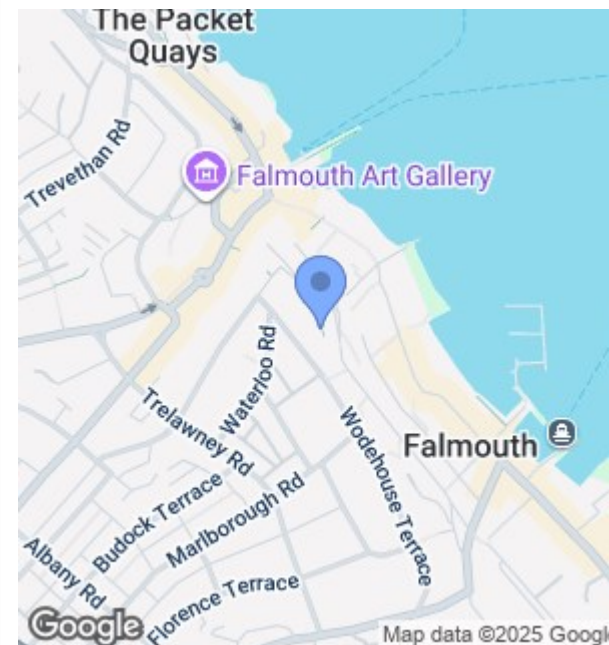


FIRST FLOOR



GROUND FLOOR

Approximate Area = 751 sq ft / 69.7 sq m
For identification only - Not to scale



Energy Efficiency Graph

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	57	
(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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