



6, Clare Terrace





# 6, Clare Terrace

Falmouth, Cornwall TR11 3ES

St Agnes - 15 mile. Truro City - 11 miles. Hayle - 20 miles.

An attractive townhouse currently arranged as two apartments in a highly convenient position with superb harbour views and with off street parking.

- Attractive Townhouse
- Direct Views Over Falmouth Harbour
- Off Street Parking & Gardens
- Chain Free Property Sale
- Freehold
- Prime Location Property
- Rare Income & Home Opportunity
- Arranged As Two Apartments
- Investment/ Income
- Council Tax Band B & B

Guide Price £650,000

## LOCATION

Clare Terrace is one of Falmouth's more highly regarded residential terraces commanding superior harbour views from its elevated position. This attractive terrace house is in fine company standing shoulder to shoulder with equally elegant, fine period homes of similar scale and not only enjoys an open vista with some super harbour views but also enjoys convenience with pedestrian pathways and steps providing access down into The Moor or to Church Street in the centre of Falmouth town.

Clare Terrace is located within a few minutes' walk of Falmouth's seafront of Gyllyngvase and Castle beaches. A stroll along Cliff Road leads up to Pendennis Headland with the magnificent Pendennis Castle, commissioned by Henry VIII, guarding Falmouth in 1540.

Falmouth is exceptionally located on the south coast of Cornwall and has an abundance of local amenities as well as being well connected by roads and train services to the rest of Cornwall and beyond. Swathed in maritime history, Falmouth is now a vibrant hub for sporting and cultural pursuits. The south Cornish coast offers fabulous sea swimming, paddle boarding and hiking trails just a stone's throw away. There are numerous yacht and sailing clubs nearby with some of the finest day sailing waters in the UK and Falmouth Golf Club is located at Swanpool. Being home to the world famous Falmouth School of Art, Falmouth is a hub for the Arts in Cornwall, with the Princess Pavilion and The Poly offering a rich programme of events throughout the year.





## DESCRIPTION

Stags are delighted to present to the market this superb townhouse overlooking Falmouth harbour which is currently arranged as two self contained and independent apartments. This rare arrangement seldom presents itself in the marketplace and offers a superb opportunity to live in one of Falmouth's prime locations with a regular rental income from one apartment, acquire an investment property to generate dual income from both or indeed enjoy the property as a single family residence with a bit of remodelling.

## GROUND FLOOR APARTMENT

Communal entrance hall with private inner door leading to the living room situated to the front, double bedroom overlooking the rear, inner hall, bathroom, dining room/ office with scope for a second bedroom, kitchen with door leading to the garden and parking area. Traditional sash windows to the front and central heating via multiple radiators with a gas fired back boiler/ heater with an electric immersion hot water cylinder. EPC C (69)

## FIRST FLOOR APARTMENT

Communal entrance hall with private inner door and staircase rising to split-level landing, living room situated to the front, bedroom two situated to the front, bedroom one situated to the rear, bathroom with separate w.c, dining room, kitchen leading via an external staircase to the garden and parking area. Traditional sash windows to the front, portable electric heaters (not included), single gas fired heater with an electric immersion hot water cylinder. EPC F (33)

## SERVICES

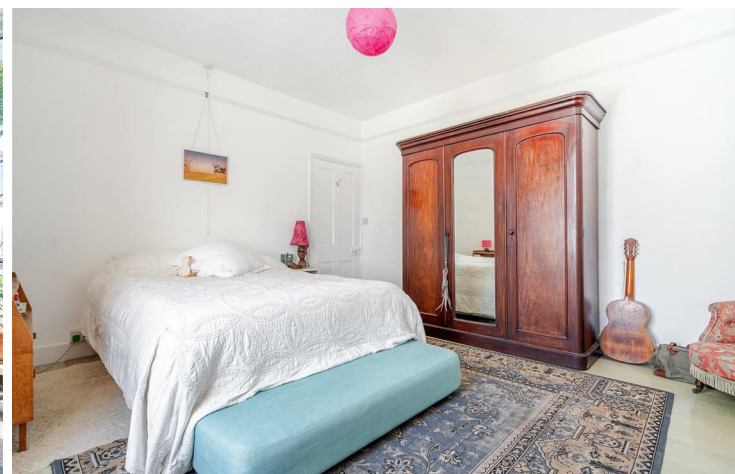
Mains electricity, water, drainage and gas are connected. Broadband: Basic up to 16 Mbps and Ultrafast up to 1000 Mbps (Ofcom). Mobile phone: 02, Vodafone, EE and Three likely (Ofcom). Both flats are Council Tax Band - B (£1,913 pa). Flood Risk - Very Low. Listed Building - No.

## VIEWINGS

Strictly by prior appointment via Stags Truro office.

## DIRECTIONS


From our Truro office at 61 Lemon Street, proceed up the hill to the Arch Hill junction and continue on the A39 signposted towards Falmouth. Continue past Carnon Downs and through Perranarworthal taking the left turning at the roundabout onto the B3292 heading towards Penryn, continue through Penryn connecting onto the Falmouth Road which leads into Dracaena Avenue. At the roundabout turn left onto Killigrew Street and then third right onto Trelawney Road and then first left onto Wellington Terrace where Clare Terrace can be found a short way down on the left hand side.





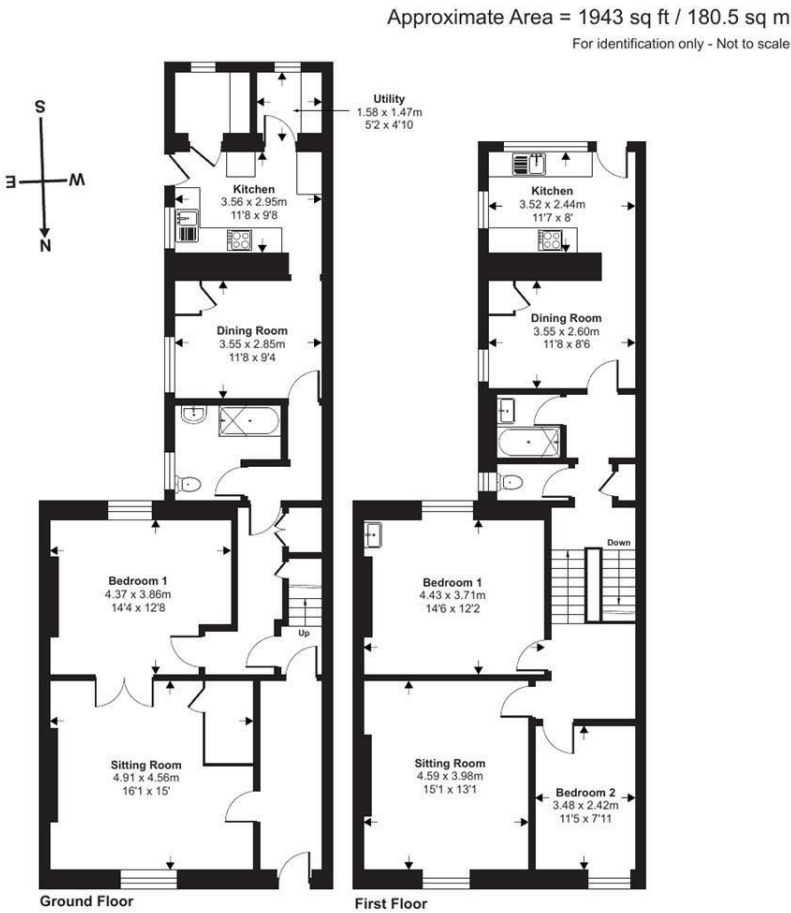
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		81
(55-68)	D	69	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Stags. REF: 1324110