



21 Tredova Crescent, Falmouth, TR11 4EQ

Guide Price £1,200,000

Occupying a highly sought-after position within Tredova Crescent, one of Falmouth's most desirable locations, just a few minutes' walk from Gyllyngvase and Swanpool beaches, is this detached 5 bedroom, 4 bathroom extended family home, with partial views of Falmouth Bay. The property offers a large driveway and attached garage with a private south east facing garden to the rear. This spacious home has been recently reconfigured and extended by the current owners, now providing over 2,200 sq ft of accommodation to include 4 large dormer windows which now provide 2 additional bedrooms, a sea-facing balcony and additional bathroom. The property can now accommodate up to 5 bedrooms, served by 4 bath/shower rooms, ideal for a large family.

Key Features

- Substantial 5 bedroom, 4 bathroom detached house
- Highly sought-after residential location
- Balcony with partial sea views
- South east facing garden
- 3 reception rooms
- Less than half a mile from the beach
- Driveway, garage and workshop
- EPC rating C



LOCATION

Tredova Crescent is less than half a mile from Falmouth's Gyllyngvase 'Blue Flag' beach and the beautiful South West Coast Path; the vibrant town centre is within walking distance and offers many independent shops, cafes and restaurants.

THE ACCOMMODATION COMPRISES

(All dimensions being approximate)

RECEPTION HALL

GROUND FLOOR WC

GROUND FLOOR SHOWER ROOM

6'6" x 5'9" (1.99m x 1.77m)

BEDROOM FIVE

10'6" x 11'11" (3.22m x 3.65m)

SITTING ROOM

17'1" x 18'1" (5.21m x 5.51m)

DINING ROOM

9'1" x 11'7" (2.78m x 3.54m)

GARDEN ROOM

16'11" x 9'1" (5.18m x 2.79m)

KITCHEN/BREAKFAST ROOM

24'0" x 8'7" (7.32m x 2.64m)

UTILITY ROOM

6'0" x 8'10" (1.85m x 2.70m)

GARAGE

12'4" x 16'1" (3.77m x 4.91m)

WORKSHOP

12'4" x 8'1" (3.77m x 2.47m)

FIRST FLOOR

LANDING

BEDROOM FOUR

10'0" x 8'2" (3.05m x 2.51m)

BEDROOM THREE

8'5" x 15'9" (2.57m x 4.81m)

SHOWER ROOM

BEDROOM ONE

13'3" x 18'0" (4.05m x 5.50m)

EN-SUITE

BALCONY

FAMILY BATHROOM

6'4" x 5'8" (1.95m x 1.75m)

BEDROOM TWO

9'4" x 8'8" (2.85m x 2.65m)

GENERAL INFORMATION

SERVICES

Mains water, electricity, gas and drainage are connected to the property.

COUNCIL TAX

Band F - Cornwall Council.

TENURE

Freehold.

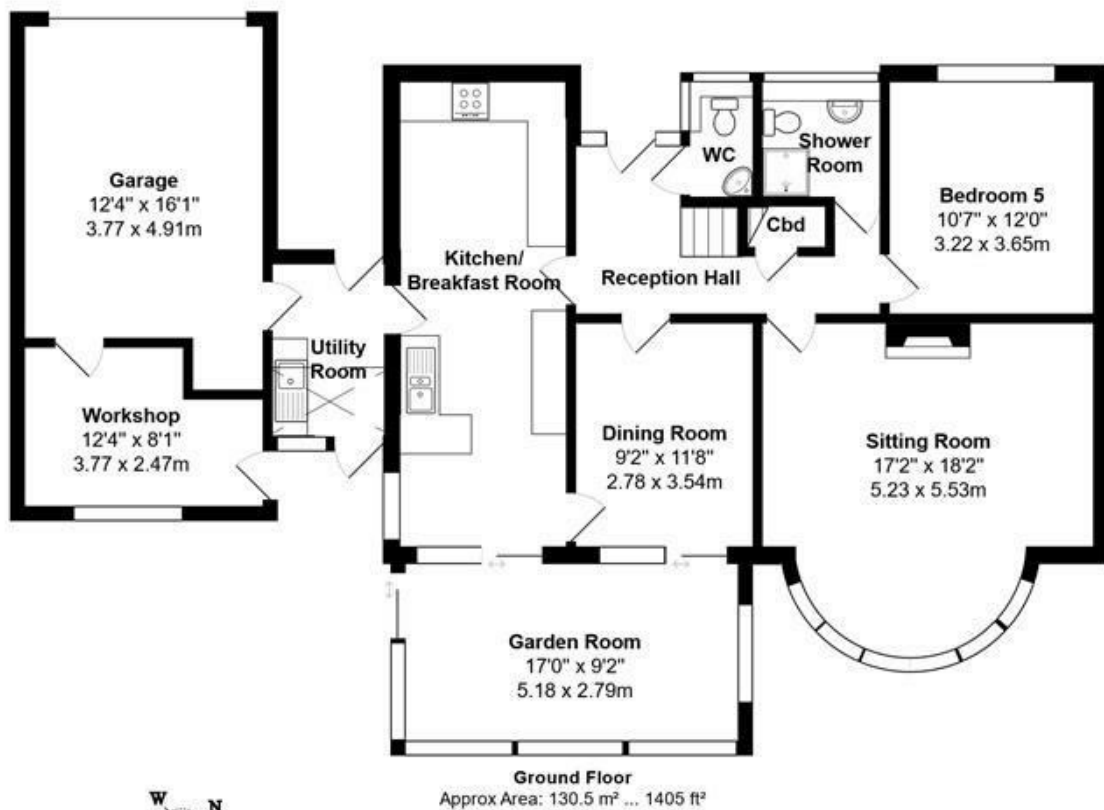
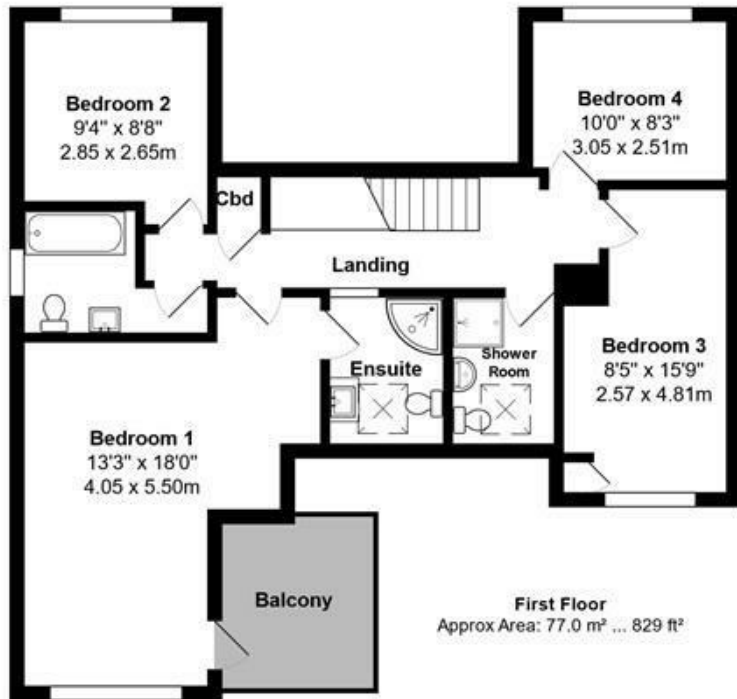
VIEWING

By telephone appointment with the vendors' Sole Agent - Laskowski & Company, 28 High Street, Falmouth, TR11 2AD. Telephone: 01326 318813.





Floor Plan



Tredova Crescent, Falmouth, TR11 4EQ
Total Approx Area: 2233 ft² ... 207.5 m² (excluding balcony)
All measurements are approximate and for display purposes only