



## 15 Devington Court, Cliff Road, Falmouth, TR11 4PD

£445,000

Occupying a prime first floor position in one of Falmouth's most sought-after and prominent seafront developments, a well proportioned 2 bedroom apartment, enjoying breath-taking panoramic views across the entire breadth of Falmouth Bay from Pendennis Point, St Anthony's Headland and the mouth of the Fal Estuary, to Gyllyngvase Beach, the mouth of the Helford River and shoreline of The Lizard Peninsula beyond. Garage included. No onward chain.

### Key Features

- Prime seafront apartment
- Principal en-suite shower room
- Modernised kitchen
- Single garage
- 2 double bedrooms
- Balcony with panoramic bay views
- Open-plan living
- EPC rating C







## THE ACCOMMODATION COMPRISES

There are three entrance foyers to the rear of the development, the middle of which leads to Apartment 15.

### ENTRANCE FOYER

Sheltered entrance porch from the parking area and garaging provides direct, easy and level access. Communal lighting, double volume inner porch with secure video entry phone system to the:-

### INNER HALLS

Again, well lit, with turning staircase with glazed balustrading leading to the lower and upper floors. Glazed door to inner lobby with access to the lift which emanates in the first floor inner lobby with immediate and direct access to Apartment 15.

### HALL

Coved ceiling, panel-effect doors, moulded architraves. Video entry phone system, radiator with timber surround. Built-in airing cupboard with Glow-worm gas fired boiler providing domestic hot water and central heating, Honeywell timer switching, slatted linen shelving. Full height broom/storage cupboard with shelving and further double cupboard providing much additional storage. Honeywell central heating thermostat, glazed casement door with matching side screen opening into the:-

### OPEN-PLAN LIVING/DINING ROOM AND KITCHEN

A superbly proportioned light, south-facing room with broad window with glazed reveals providing what can accurately be described as one of the finest, unobstructed, front-line views along Falmouth's seafront - stretching from St Anthonys Headland and lighthouse, the mouth of the Carrick Roads, Pendennis Point and castle to the east, and along Cliff Road to Gyllyngvase Beach and along miles of unspoilt coastline from Swanpool to Maenporth, the mouth of the Helford River, shoreline of The Lizard peninsula and Manacles beyond.

### LOUNGE AREA

Fitted 'fireplace' with tiled hearth, timber surround and electric point. Telephone point, wall light points, TV aerial socket, radiator in ornamental timber surround, coved ceiling.

### KITCHEN AREA

Superbly reappointed and 'opened' by the present owner to provide a lovely, light, sociable kitchen which also benefits from the sensational sea views. Comprehensively fitted with a range of cream-painted Shaker-style wall and base units with polished black quartz worksurface, including long peninsula/breakfast bar. Inset ceramic sink unit with mixer tap, recess with plumbing for washing machine, integrated AEG dishwasher. AEG four-ring ceramic hob and split level AEG double oven and separate oven/grill. Further cupboards above and below, integrated fridge and freezer unit to one side. Complementary tiled splashbacks, Neff extractor canopy, corner units, ceramic tiled flooring, coved ceiling.

### DINING AREA

Also benefiting from the attractively coved ceiling. Radiator with timber surround, broad sliding double glazed patio door opening into the:-

## BALCONY

An ideal sitting/dining/entertaining area, with glass-fronted balustrade providing a sheltered and exceptional outlook over Devington Court's beautifully stocked and landscaped gardens and across the entire breadth of Falmouth Bay. Paved flooring, courtesy lighting.

### BEDROOM ONE

Window to the rear elevation, coved ceiling, broad bed recess with full height glass-fronted built-in wardrobe to either side, both with hanging rail and shelving. Radiator with timber surround, coved ceiling, TV aerial socket, obscure glazed casement door opening into the:-

### SHOWER ROOM/WC

Fully ceramic tiled, with low flush WC, pedestal wash hand basin with mixer tap and walk-in shower area with Mira instant shower. Coved ceiling, wall light points, radiator, wall mirror, shaver socket, extractor fan, coved ceiling.

### BEDROOM TWO

Window to the rear elevation, coved ceiling, radiator, TV aerial socket, double mirror-fronted full height wardrobe.

### FAMILY BATHROOM/WC

Four-piece suite comprising a bidet, low flush WC, panelled bath with mixer tap with shower attachment and pedestal wash hand basin with mixer tap. Fully ceramic tiled and mirrored walls. Wall light points, ceramic tiled flooring, shaver socket, radiator, extractor fan.

## THE EXTERIOR

### GARAGE

Electronic up-and-over door, light and power connected.

### PARKING

Additional visitors parking is located immediately adjacent to the entrance foyers.

## COMMUNAL GROUNDS

Devington Court is renowned for its exceptional surrounding grounds which feature a multitude of specimen trees and colourful flowering shrubs, with gravelled pathways, pond with rockery surround and arched pedestrian gate which opens directly onto Cliff Road. An imposing gateway with double gateposts and stone retaining walls to either side lead through further lawned grounds with statuary - another feature of this superb development's extremely well established setting.

## GENERAL INFORMATION

### SERVICES

Mains electricity, water, drainage and gas are connected to the property. Telephone points (subject to supplier's regulations). Gas fired central heating with individual boilers to each apartment.

### COUNCIL TAX

Band F - Cornwall Council.

### TENURE

Leasehold (share of freehold). 999 year lease, commencing 17th December 1987. The freehold is owned by Devington

Court Management Company, with each of the 24 flats owning one share. It is understood assured shorthold tenancies are permitted, but holiday letting is not. Pets are permitted. Annual service charge for 2025: £3,000 per year (approx.).

### **VIEWING**

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



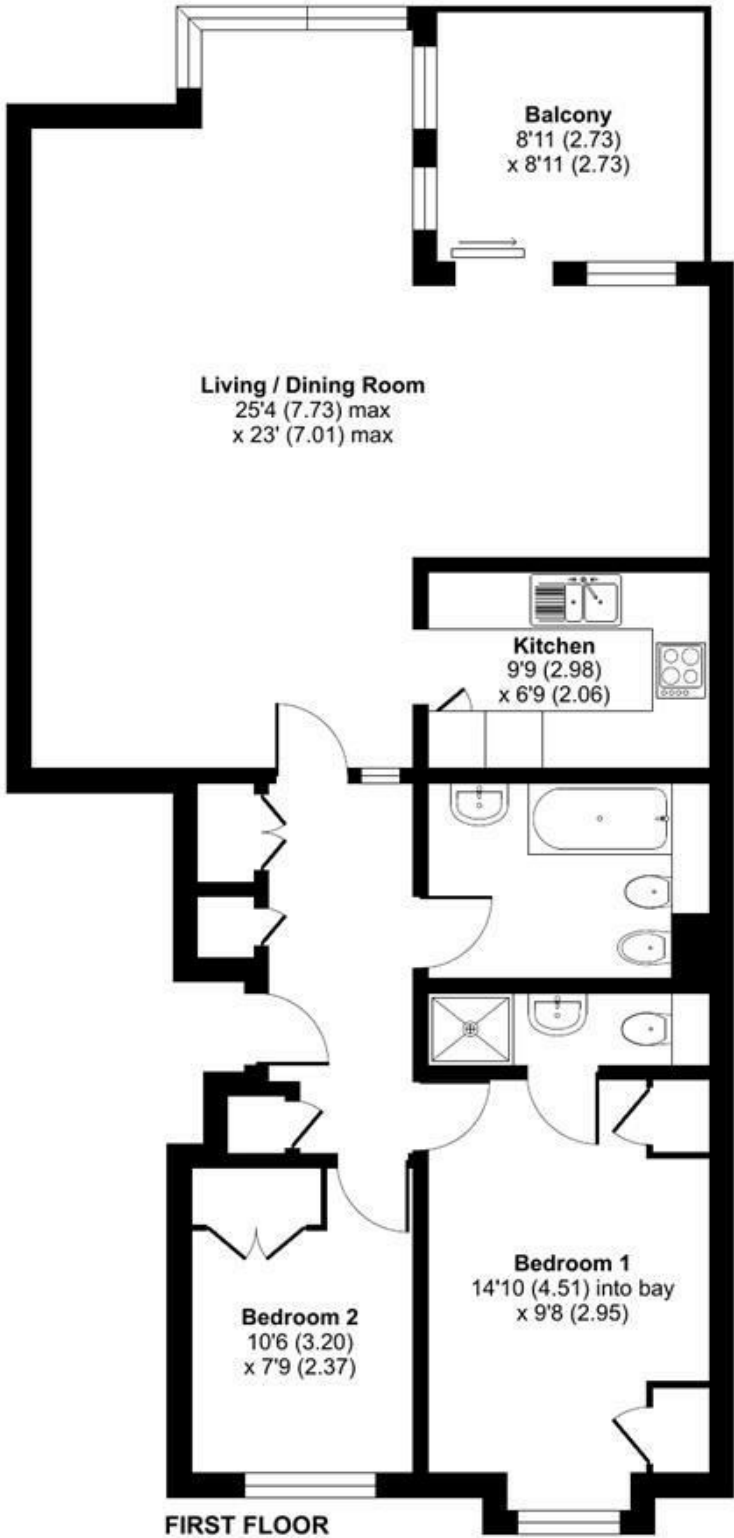


Floor Plan

Cliff Road, Falmouth, TR11

Approximate Area = 901 sq ft / 83.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ntdhecom 2025. Produced for Laskowski & Company. REF: 1297150