



Laskowski  
&Co



## 12 Clare Terrace, Falmouth, TR11 3ES

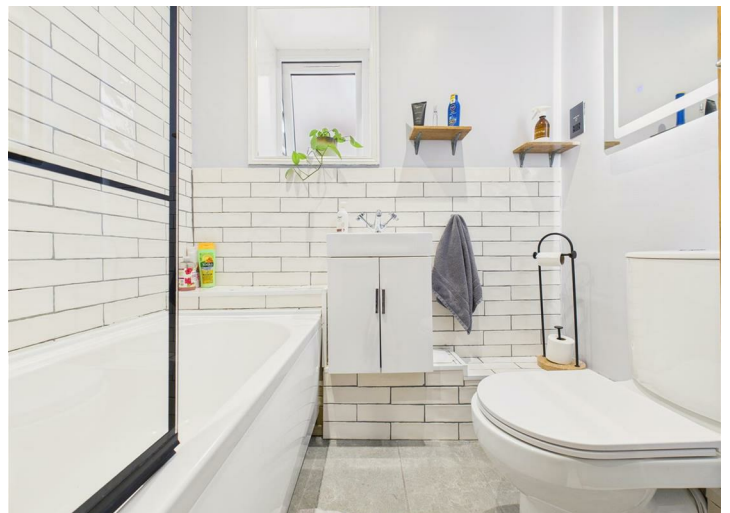
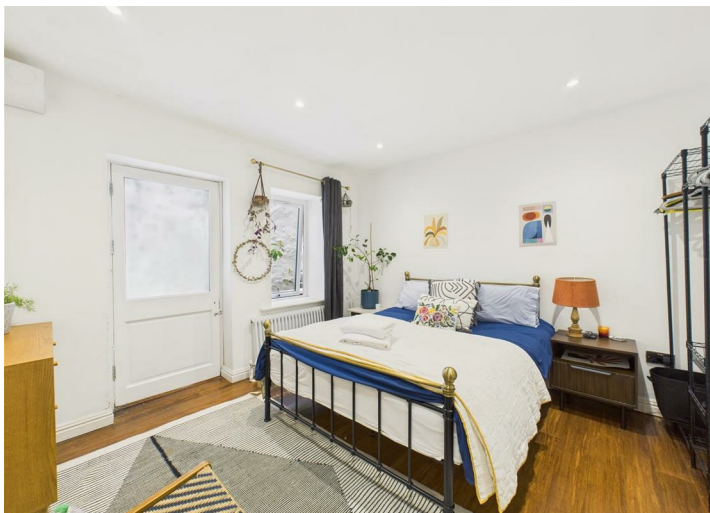
£735,000

\* PRELIMINARY ANNOUNCEMENT OF SALE \* Positioned on one of Falmouth's most prestigious and elevated terraces, a superbly renovated period town house offering flexible and income-generating accommodation with far-reaching views over the harbour. Currently arranged as 3 self-contained apartments, this elegant mid-19th century home blends original architectural features with high-spec modern finishes, creating a truly versatile residence suitable for investors, lifestyle buyers, or multi-generational families. The property comprises a beautifully presented 2 bedroom ground floor apartment with private courtyard and direct access to 2 parking spaces, a stylish studio apartment with vaulted ceilings and private entrance, and a top floor 1 bedroom flat showcasing panoramic views across the water. Each unit has been thoughtfully designed and finished to a high standard, making them ideal for continued use as holiday lets, long-term rentals, or as part of a flexible live-in and let-out arrangement.

### Key Features

- Elegant Victorian town house in prime Falmouth location with panoramic harbour views
- Impeccably upgraded with contemporary finishes whilst retaining period charm
- Chic studio apartment with vaulted ceiling, exposed stonework and private entrance
- Walking distance to town centre, harbour, beaches, transport links and coastal attractions
- Versatile layout offering 3 stylish apartments with strong income potential
- Spacious 2 bedroom ground floor apartment with private patio and direct access to parking
- 2 off-road parking spaces to the rear, plus unrestricted on-road parking to the front
- EPC ratings D, C and D





## THE ACCOMMODATION COMPRISES

ENTRANCE HALLWAY

GROUND FLOOR/OWNERS'  
ACCOMMODATION

LIVING ROOM

KITCHEN

INNER HALLWAY

SHOWER ROOM

BEDROOM ONE

BEDROOM TWO

FIRST FLOOR

LANDING

APARTMENT

HALLWAY

LIVING ROOM

KITCHEN

BEDROOM

BATHROOM

STUDIO APARTMENT

OPEN-PLAN KITCHEN/LIVING AREA

BEDROOM

BATHROOM

EXTERIOR

REAR DRIVEWAY AND PARKING

PRIVATE REAR COURTYARD

## GENERAL INFORMATION

### SERVICES

Mains electricity, water, gas and drainage are connected to the property. Gas fired central heating.

### RATEABLE VALUE

£1,950 per annum.

### TENURE

Freehold.

### VIEWING

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







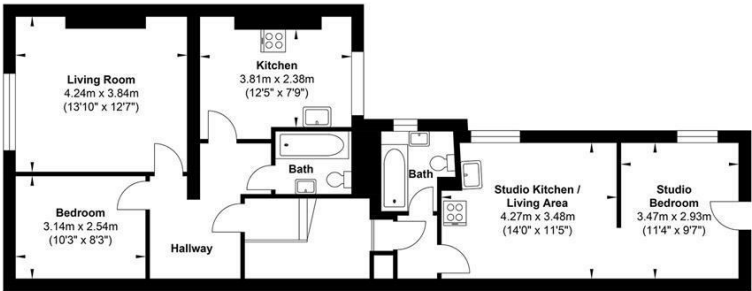




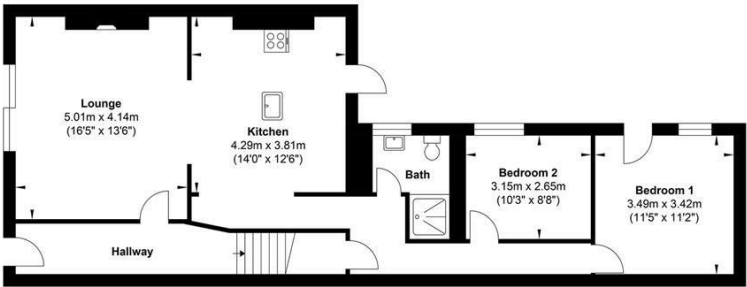




# Floor Plan



First Floor



Ground Floor

Gross Internal Floor Area : 158.01 m2 ... 1700.81 ft2

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.