

16a Erisey Terrace
Falmouth, TR11 2AP



MATHER
PARTNERSHIP





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Nestled in a quiet, tucked away location on Erisey Terrace just a stone's throw from the town centre and Harbour, this delightful two bedroom terraced house offers the perfect blend of convenience and tranquillity. As you step into the entrance porch, you're welcomed into a practical space where you can remove your shoes after a day spent exploring the coastal paths or beach, ensuring the rest of the house stays pristine.

The heart of this charming home is the spacious lounge/diner, ideal for hosting family and friends. The dining area comfortably accommodates a large table for gatherings, while the wooden beams and log burner create a cosy and inviting atmosphere. The kitchen, though compact, is well equipped with ample storage to meet your needs. Upstairs, you'll find a modern shower room and two generously proportioned bedrooms. The master bedroom enjoys the added bonus of sea views, offering a peaceful retreat.

Step outside to find steps leading up to the enclosed rear garden, a true suntrap that provides a private outdoor haven for enjoying the warmer months.



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Offers In Excess Of £350,000

Location

Nestled on the south coast of Cornwall, Falmouth is a captivating town steeped in maritime history. Its thriving harbour, with its deepwater moorings serves as a gateway to the scenic Fal River, which winds through Cornwall's beautiful landscape. Falmouth buzzes with creativity, boasting numerous art galleries displaying contemporary works and venues showcasing independent films and live bands. Whether you're drawn to its stunning beaches, panoramic views, or vibrant cultural scene, Falmouth offers a delightful blend of tradition and modernity. Gyllyngvase Beach, with its golden sand and clear water, holds the coveted Blue Flag award. Nearby, Queen Mary Gardens provide a picturesque coastal path. Swanpool Beach, named after the adjacent lake, offers a more pebbly but equally popular beach experience.

Accommodation

Entrance Hallway

Lounge/Diner
Kitchen
Stairs to Landing
Shower Room
Bedroom One
Bedroom Two

Outside

Step outside to a courtyard with steps leading upto a lawned area.

Services

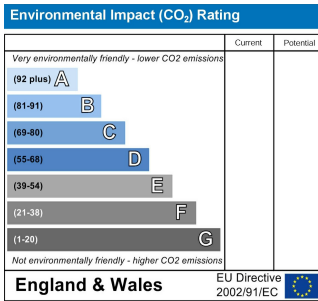
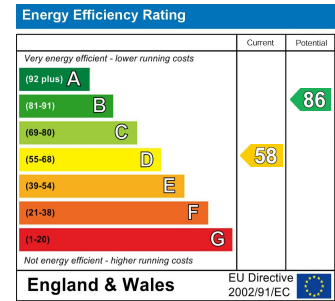
Mains water, drainage and electricity. Gas central heating.

Rights of Way

Our client has informed us that the property benefits from a Right of Way over the passageway to the front of their property which is owned by Number 16.

Council Tax Band-B





Anti Money Laundering Regulations – Purchasers

It is a legal requirement that we receive verified ID from all buyers before a sale can be instructed. We will inform you of the process once your offer has been accepted.

Proof of Finances

Before agreeing a sale, we will require proof of your financial ability to purchase. We will inform you of what we require prior to agreeing a sale.

Broadband & Mobile Phone Coverage

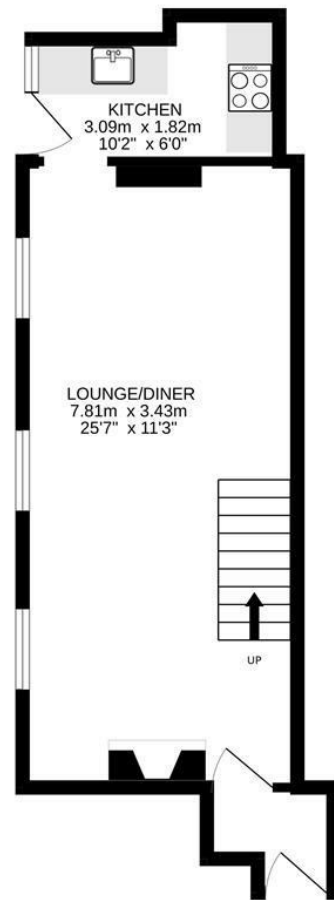
To check the broadband coverage for this property please visit <https://www.openreach.com/fibre-broadband>. To check mobile phone coverage please visit <https://checker.ofcom.org.uk/>

What3Words

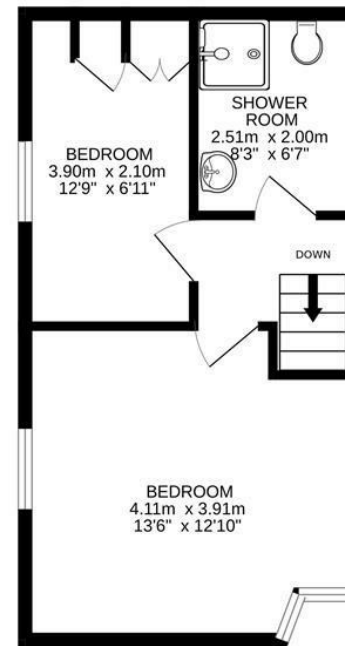
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GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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The Mather Partnership advises that whilst we endeavour to ensure that our sales particulars are accurate and they are produced in good faith, they are produced as a general guide only and do not constitute any part of a contract. If there is any aspect of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. No person in the employment of this company has any authority to give any representation of warranty in relation to the property. Please note that none of the services, appliances, heating, plumbing or electrical installations have been tested by the selling agent. Also, if double glazing has been mentioned, the purchaser is strongly advised to satisfy themselves as to the amount of double glazed units in the property.

