

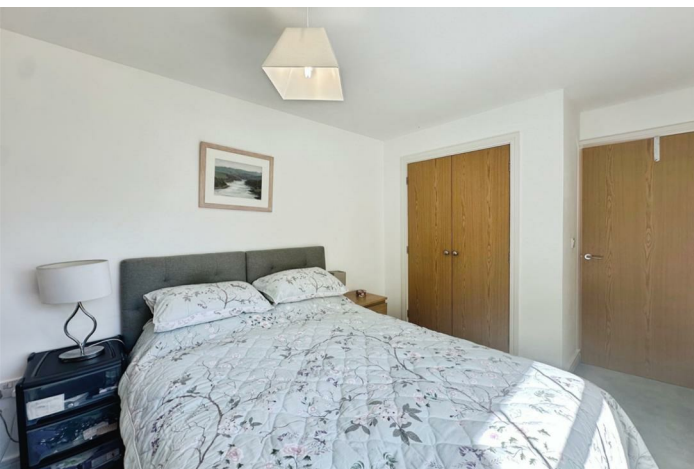
14 St. Nazaire Close  
Falmouth, TR11 5FP











# 14 St. Nazaire Close Falmouth, TR11 5FP

Ideal for first time buyers, this modern two bedroom terraced home is perfectly positioned within a sought after estate, offering a blend of contemporary living and practicality. Step through the entrance into the open plan lounge/diner, creating a bright and social space, ideal for relaxing or entertaining. Patio doors lead seamlessly to the rear garden, providing a perfect extension of the living area.

The kitchen is thoughtfully designed with plenty of storage and workspace, catering to both everyday living and entertaining. Upstairs, you'll find two well proportioned double bedrooms and a stylish, contemporary bathroom.

Externally, the property benefits from an enclosed, low maintenance garden, ideal for outdoor enjoyment, as well as a practical garage, offering additional storage or parking options.



The Mather Partnership, Offices in Helston & Hayle  
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**| [www.thematherpartnership.co.uk](http://www.thematherpartnership.co.uk)**

## Offers in excess of £290,000

### 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  
Cloakroom  
Open Plan Lounge/Diner  
Kitchen  
Stairs to Landing  
Bedroom One  
Bedroom Two  
Bathroom

### Garage

with an up and over door providing a good amount storage and electricity inside.

### Outside

The garden offers a low maintenance outdoor space, finished with a mix of gravel and paved areas—perfect for placing seating or entertaining. Enclosed by walls for privacy, it enjoys a sunny aspect and is decorated with a variety of potted plants, adding greenery and charm.

### Services

Mains water, drainage and electricity. Gas central heating.

### Lease Information

Our client has informed us that the property is currently a Shared ownership property and therefore is a Leasehold property with 86 Years remaining. Our client has informed us that the property will be staircased out and therefore will be sold on the open market as a freehold property.

### Rights of Way

Our client has informed us that they have right of access over the path to the rear to access the rear of their property.

### Service Charges

Our client has informed us that they currently pay £33.43 per month and have informed us that the service charge will be increasing to £49.93 per month from April 2026. The insurance costs £142.20 per annum







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



**Council Tax Band- B**

**What3Words**

///shower.values.scarf

**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.

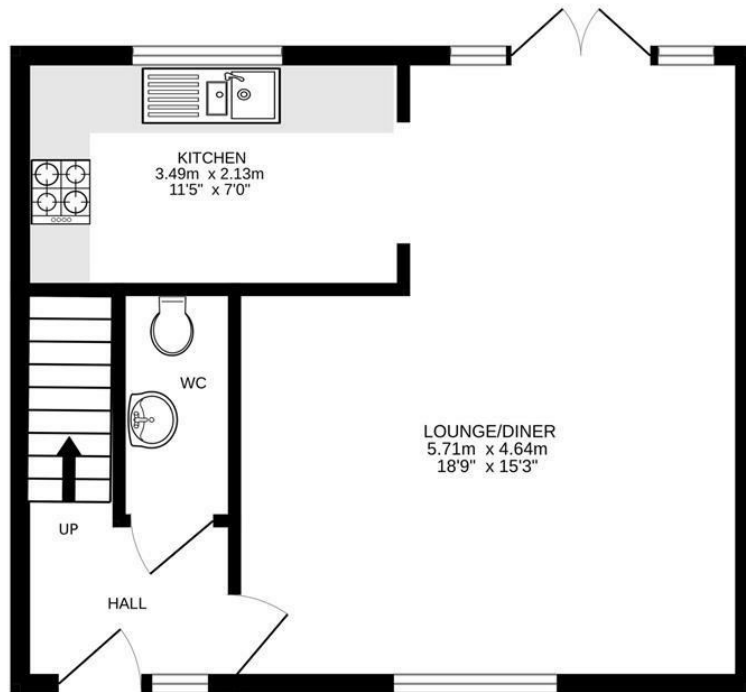
**Broadband & Mobile Phone Coverage**

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/>

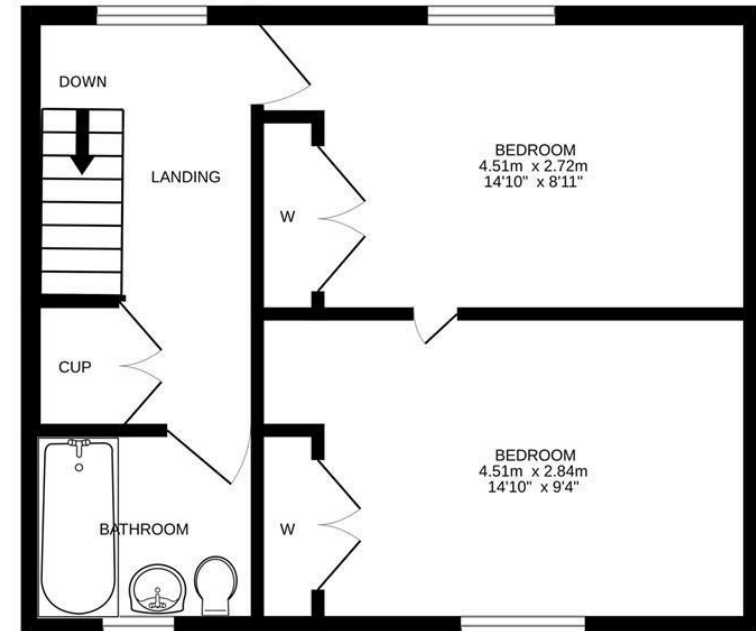




## GROUND FLOOR



## 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.



