

4A Trevethan Hill, Falmouth

Guide Price £275,000

THE GUILD PROPERTY PROFESSIONALS

Heather & Lay
The local property experts



THE PROPERTY

We sold this two-bedroom apartment to the developer and its fair to say it now bears little resemblance to what was. We are very impressed by the quality of the renovation and attention to detail. New kitchen, bathroom, walls, ceilings, electrics, plumbing, doors and carpets…..…..all is looking immaculate.

Whilst the property itself is stunning it pales into comparison when it comes to the views…..stunning doesn't do it justice. In the sitting room there are 180-degree panoramic water views from Flushing across the Carrack Roads and to the castle and docks, both St Mawes and Pendennis castles are in view and the water traffic on the Penryn River is interesting to watch. Views are on offer from the sitting room, bedroom, kitchen and stair landing.

Discerning buyers will be delighted with the quality on offer here and we strongly recommend potential purchaser's watch our detailed walk-through, talk-through video tour to fully appreciate what's been done.

- First floor two-bedroom apartment
- Totally renovated
- Wonderful panoramic water views
- Ideal for investment or permanent home
- Video tour available
- No onward chain

THE LOCATION

4A Trevethan Hill is set up high with phenomenal harbour and coastal views, yet within a few minutes' walk from the town and waterfront. So much of what delights about Falmouth is on one's doorstep at this location. The waterside is a few moments away as is the High Street with its individual shops and galleries, whilst The Boathouse, Star & Garter, or more up market Royal Cornwall Yacht Club and Greenbank Hotel are ones 'locals'. The town has a brilliant and diverse selection of restaurants and an eclectic mixture of shops, which include national chains, together with quality galleries showcasing local talent. Falmouth's seafront, on the town's southern side, is about a mile away, with sandy beaches, Henry VIII's Pendennis Castle and access to incredible walks and scenery along the South West Coastal Path. Nearby train stations (Falmouth Town and Penmere Halt) provide a convenient link to the mainline at Truro for Exeter and London, Paddington. Falmouth Docks are a major contributor to the town's economy and, along with Falmouth University (with campuses in Falmouth and Penryn) and Falmouth Marine School, specialising in traditional and modern boat building, marine engineering and environmental science, ensure an all year round and vibrant community. There are five primary schools and one secondary school in the town, and highly regarded independent preparatory and senior schools in Truro. Falmouth boasts the third largest natural harbour in the world and is renowned for its maritime facilities, which offer some of the best boating and sailing opportunities in the country; little wonder the town is consistently ranked as one of the top five places to live in the UK.



AGENTS NOTE

Lease- Share of freehold, 973 years left. Work done on an adhoc basis.

Council Tax band: A

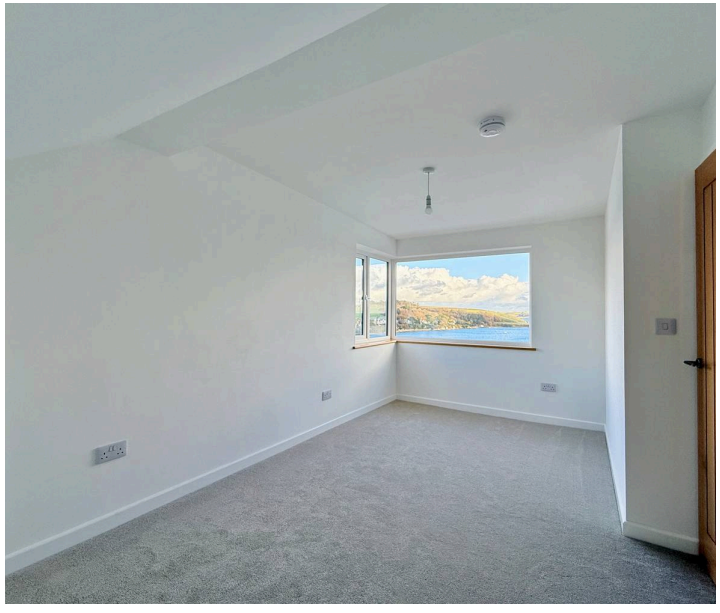
Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

SERVICES - mains gas, electric, water and drainage.









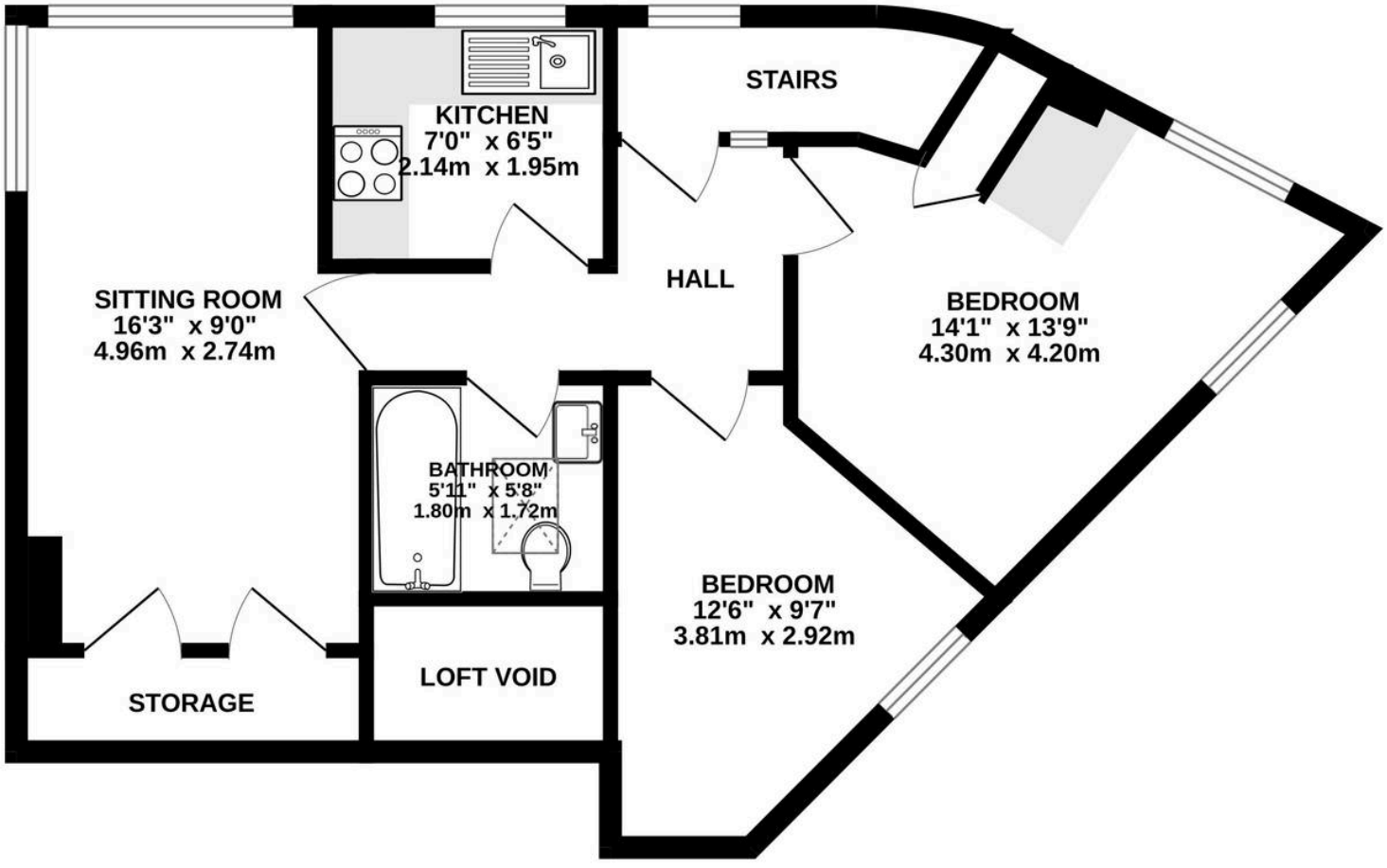





THE
BOATHOUSE



GROUND FLOOR
545 sq.ft. (50.7 sq.m.) approx.



PROUD GUILD MEMBER

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TOTAL FLOOR AREA : 545 sq.ft. (50.7 sq.m.) approx.

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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We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

The Property Ombudsman

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