

23 Clifton Crescent, Falmouth

Guide price £395,000

THE GUILD PROPERTY PROFESSIONALS

Heather & Lay
The local property experts

- Nicely presented family home
- Three bedrooms
- Updated and recently decorated
- Very usable and well thought-out rear garden
- Good location with great travel links
- On-road parking

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

SERVICES - Mains gas, electric, water & drainage.

WHAT3WORDS: ///change.pasta.these

THE PROPERTY

Thought to have been built in the 1870's at a time when buildings were made of stone and room sizes were more generous than what we see today, also being late Victorian the ceilings are high which adds to the grandeur of the property.

Our vendor has embarked on a series of works that has resulted in a neutral yet stylish interior décor that's in keeping with the era. The sitting and dining room are separate rooms linked via a wide entrance where a door could be fitted should the new owners wish. The sitting room has a warm wood-burning stove for those cosy winter nights in front of a good film. The rear garden is private and secure, with high walling where a gate leads out to the access lane behind. There is also a wooden shed, and the garden has been designed with different seating areas to enjoy. On-road parking is readily available at the front where there are no restrictions. The location gives walkable access to the town, schools and beaches.





THE LOCATION

Clifton Crescent is positioned in 'Victorian Falmouth ', where one enjoys a position to walk in and out of town but from a quieter, less-known road. With a Spar shop, launderette and pharmacy in close proximity but the town centre being around a ten-minute walk away.

Falmouth is one of Cornwall's leading south coast resorts, a flourishing port for over 400 years, and today an all-year-round bustling town. Falmouth presents a fascinating mix of charming individual boutiques, shops and well-known high street names along with many attractions such as the National Maritime Museum Cornwall and Pendennis Castle. The town has a rich tradition of hosting a year-round programme of events from sailing regattas to food & drink festivals. If you're hungry, Falmouth has a tip top menu - from elegant fine dining to relaxed beach cafés, and has earned its place on the culinary map with many regarded restaurants, cafés and pubs.

The beautiful south-facing vista of Falmouth Bay takes full advantage of the beaches of varied character which lie almost hidden beneath the cliffs. Gyllyngvase is the most commercial with its chic, bustling cafe and safe swimming, whilst further along, 'Tunnel' and 'Castle' beaches are more secluded. Further west, the coastal path takes you to Swanpool Beach and Nature Reserve.



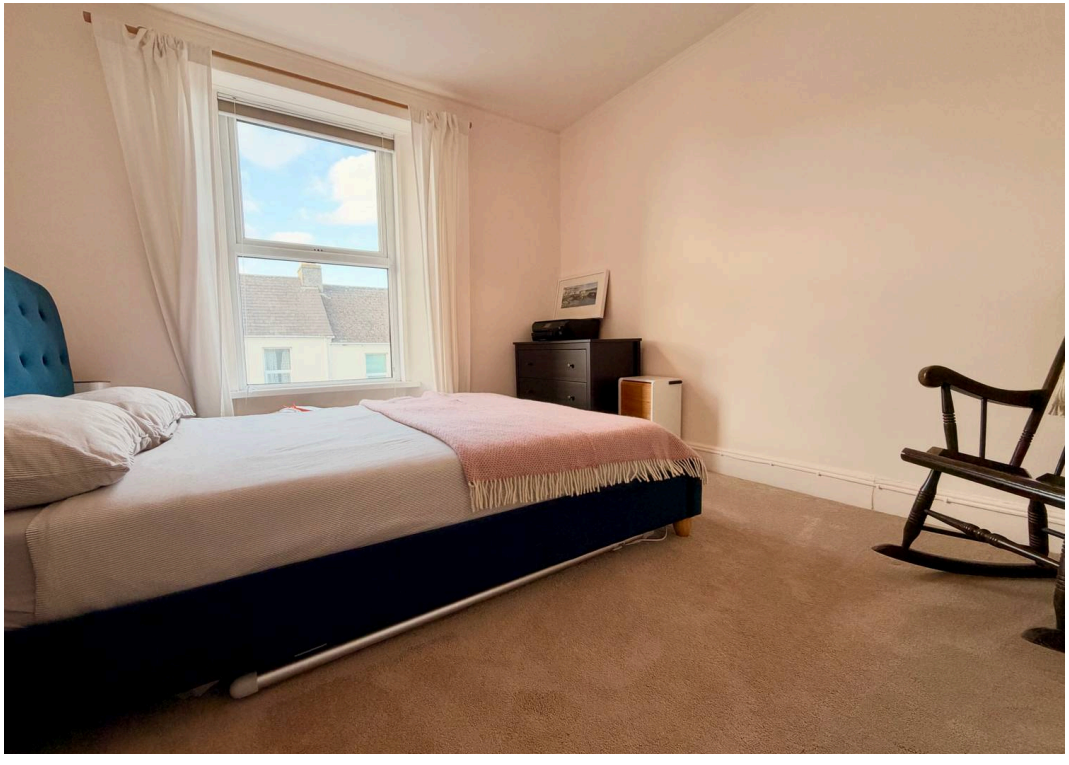

SIMPLE















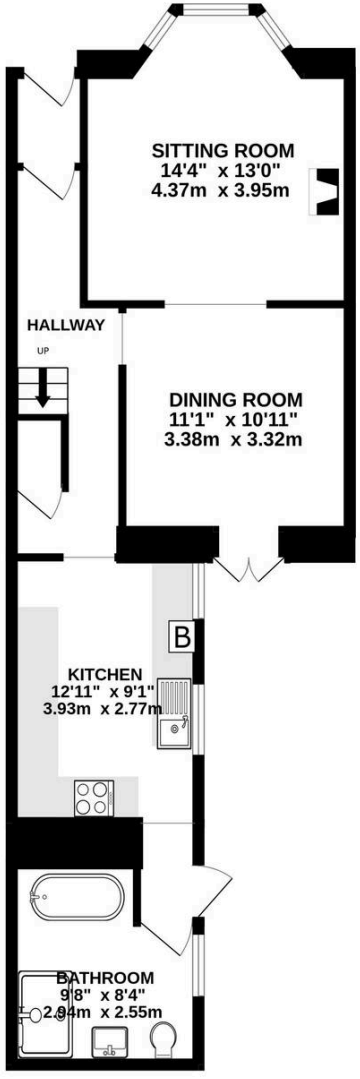




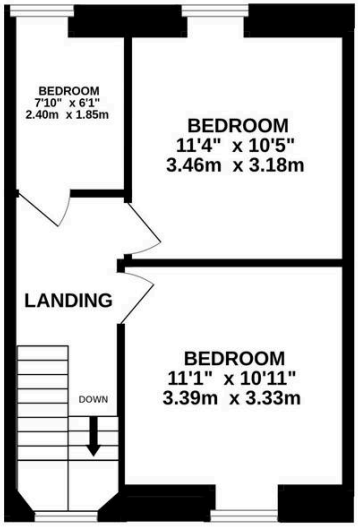




GROUND FLOOR
606 sq.ft. (56.3 sq.m.) approx.



1ST FLOOR
384 sq.ft. (35.7 sq.m.) approx.



PROUD GUILD MEMBER

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TOTAL FLOOR AREA : 990 sq.ft. (92.0 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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