

Heather & Lay

The local property experts



1 The Palms, Tresahar Road, Falmouth, TR11 4GG

An exciting semi-detached town house of indulgent proportions with 5 bedrooms occupying one of the town's most desirable addresses, situated between Swanpool and Gyllyngvase Beaches each about 15 minutes walk away in a well oriented and tucked away location.



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FALMOUTH TOWN	1 MILE
PENRYN	2 MILES
TRURO	11 MILES
NEWQUAY AIRPORT	29 MILES
EXETER	97.6 MILES

- Semi-detached five bedroom town house
- Desirable address close to beaches and local amenities
- Ground floor with kitchen/living room opening to the garden
- First floor reception room with a large balcony with sea views
- Master bedroom with Juliette balcony and en-suite shower room
- Family bathroom, separate shower room, en-suite shower room, ground floor cloakroom WC.
- Large south west facing balcony on the first floor
- Generous integral garage with internal access and utility area
- Enclosed rear south west facing garden

THE LOCATION

Tresahar road is a favoured no through road and lies on the southern side of the town, an area understandably in high demand from discerning home seekers. The location is a short distance from the nearby beaches of Gyllyngvase, Swanpool and the coastal footpath to Maenporth and beyond, whilst being within lovely tree lined walk through Woodlane leading to the town, approximately a mile distance.

A true sailor's town, Falmouth has seen a renaissance over the past ten years and offers a vast array of bars, restaurants, and pubs to suit all tastes. Famed for its many festivals and regattas, the town also offers a good selection of shops from boutiques to high street retailers. 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.



THE PROPERTY

1 The Palms represents a rare chance being one of just 4 large semi-detached houses, imaginatively designed to provide adaptable family sized quality accommodation over three levels. The houses are approached by a private drive down the side of 'Clovergates', the house that flanks the scheme which opens to reveal generous driveways and the additional parking for the four houses. As mentioned, the accommodation is highly adaptable and in brief comprises entrance lobby, cloakroom WC, (internal access to garage) inner hallway kitchen /living room opening to garden. The first floor provides the reception room, a brilliant large balcony with sea glimpses, 2 further bedrooms and family bathroom. The 2nd floor reveals the master bedroom, Juliette balcony and en-suite shower room and bedrooms 4 and 5 (or study if required). The versatile layout can easily be utilised to suit a variety of requirements from large family home to space for a smaller family to enjoy, be it study or additional reception space. The southerly oriented rear garden is generous and features a beautiful mature Holm oak, patio, and lawn. No 1 benefits from generous driveway parking to the front and side.

All houses are block built with a Weber self-coloured render for low maintenance complimented by Velfac windows. Worcester boiler providing gas heating and hot water throughout. The property will be covered by the remainder of a 10 year LABC structural warranty.

ACCOMMODATION IN DETAIL (ALL MEASUREMENTS ARE APPROXIMATE)

From the block paved parking area at the front of the property you enter into...

ENTRANCE HALL

Door through to WC, glazed door to inner hall and coat store.

CLOAKROOM WC

White, wall mounted Villeroy & Boch WC with chrome wall mounted push button flush, wall mounted Vitra hand wash basin, tiled splash-back. Obscure window to the front elevation. Extractor, pendent light.

COAT STORE

Small cupboard that is home to the RCD fusebox and would be perfect coat hanging and shoe storage space.

INNER HALLWAY

Doors off to kitchen, garage and under stairs cupboard. 180° turning staircase leading to the first and second floors.

KITCHEN

Lovely, light room with natural sunlight streaming through the southerly facing windows and doors. A comprehensively equipped, Nobilia kitchen with base and wall cupboards with LED under unit lighting, complimented by Neff appliances including double oven, induction hob with stainless steel extractor over and concealed, fridge and freezer, Franke sink and taps. Eleven double plug sockets. Areas for table and chairs plus peninsular seating at the breakfast bar. Hard flooring throughout the whole of the ground floor by Karndean. There are four large windows to the rear with the centre two being French doors out to the patio area.

GARAGE

21' x 9' 10" (6.4m x 3m) with a 6'11" high vehicular access door. Electric roller door to the front parking area, high level window to the side. This garage, being 21' long and most cars being 13' long means there is ample space for the utility area that sits at the rear of the garage. This utility comprises base units with deep inset stainless-steel sink with built in washing machine and tumble dryer. To one side is the Worcester Bosch gas combination boiler supplying hot water on demand and heating via the under-floor heating on the ground floor and radiators on the first and second floors.





UNDER STAIRS CUPBOARD Home to the underfloor heating manifold.

LARGE CUPBOARD With electric light.

FIRST FLOOR Both the first and second floors plus stairs have Lana twist carpet. Landing with radiator. Doors to sitting room, bedrooms four & five plus family bathroom.

SITTING ROOM

Again a very light room with sunlight coming in via the four glazed windows to the rear. nine double plug sockets, two radiators, satellite TV sockets, phone socket. French doors out to...

BALCONY

19' 10" x 6' (6.05m x 1.83m) almost 120 square feet of use-able balcony, with sea view and porcelain tile flooring. Chrome rails and glass balustrade. Overlooking the rear garden.

BEDROOM FOUR

Window to front elevation, four double plug sockets, coax aerial TV socket, radiator.

BEDROOM FIVE

A 'Pod' room with tall narrow window to the rear, four double plug sockets, coax aerial TV socket, phone socket and radiator.

FAMILY BATHROOM

Quality suite supplied by Abacus with fittings by Hans Grohe. Comprising white suite of wall mounted hand wash basin, wall mounted WC with chrome wall mounted push button flush. White bath with glass shower screen and Triton electric shower over. Fully tiled room with obscure window to the front elevation. Extractor, LED spotlights, chrome ladder style heated towel rail, shaver sockets.







SECOND FLOOR

Landing with radiator, loft hatch. Doors to bedroom master bedroom and bedrooms two and three plus shower room.

MASTER BEDROOM

Doors to the Juliette balcony with views to the sea and Falmouth golf club in the distance. Velux window facing rear. Four double plug sockets, satellite and coax TV aerial, radiator. Large built-in wardrobe.

EN-SUITE

Fully tiled room with glass shower cubicle and sliding door. Plumbed shower with rainfall shower head and hand attachment. White suite of wall mounted hand wash basin, wall mounted WC with chrome wall mounted push button flush. Extractor, LED spotlights, lit cabinet, chrome heated towel rail.

BEDROOM THREE

Another 'Pod' room with tall narrow window to the rear, four double plug sockets, coax aerial TV socket, phone socket and radiator.

BEDROOM TWO

Window to the front elevation, four double plug sockets, Coax TV aerial socket. Large 7' deep cupboard. Radiator.

SHOWER ROOM

Fully tiled room with glass shower cubicle and sliding door. Plumbed shower, white suite of wall mounted hand wash basin, wall mounted WC with chrome wall mounted push button flush. Extractor, LED spotlights, chrome heated towel rail.





OUTSIDE

To the front of number one is parking for three cars. A wide side entrance with gravel path, where there is an outside water tap and also a flexible blended water hose which delivers water at a temperature that can be set from the garage, so a bonus if you have dogs, whose owners want to wash them in warm water. The path leads through to the rear garden that measures approx. 50ft X 25ft. High wooden fencing forms a secure boundary that frames a grass area and lovely Holm Oak. Just outside the French doors there is a large patio area to soak up the sun.

AGENTS NOTES

Whilst being freehold the houses all share the entrance driveway.

Given the additional parking and that each house has a separate pumping station for sewerage/surface water, there will be an estate charge of around £1000 to cover servicing and public liability insurance, garden maintenance etc. This will only extend to the common parts and is to ensure high standards are maintained for the future of the development

SERVICES

Mains electricity, gas, water and private automatic drainage system to pump waste up to the mains drainage on Tresahar Road.

LOCAL AUTHORITY

Cornwall Council, Truro, TR1 3AY. Telephone 0300 1234100

TAX BAND – E

EPC RATING – B

The Palms, Tresahar Road, Falmouth, TR11

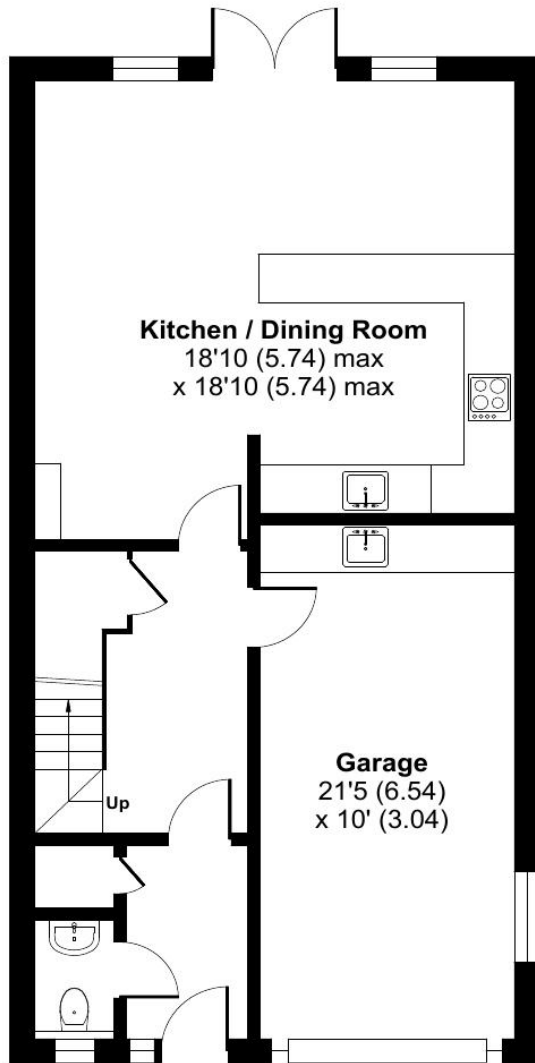
Approximate Area = 1776 sq ft / 164.9 sq m

Limited Use Area(s) = 23 sq ft / 2.1 sq m

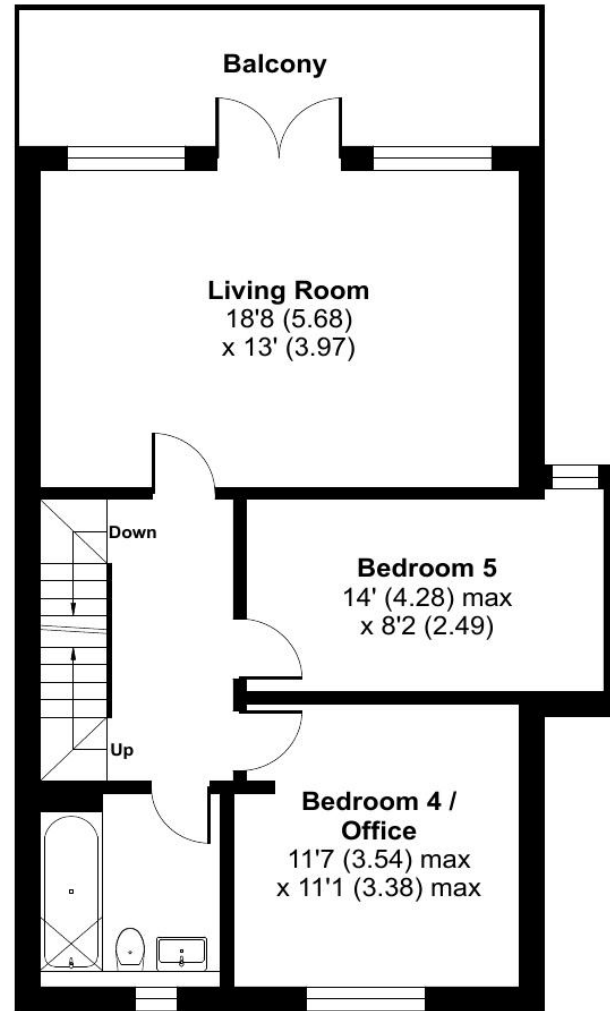
Garage = 210 sq ft / 19.5 sq m

Total = 2009 sq ft / 186.5 sq m

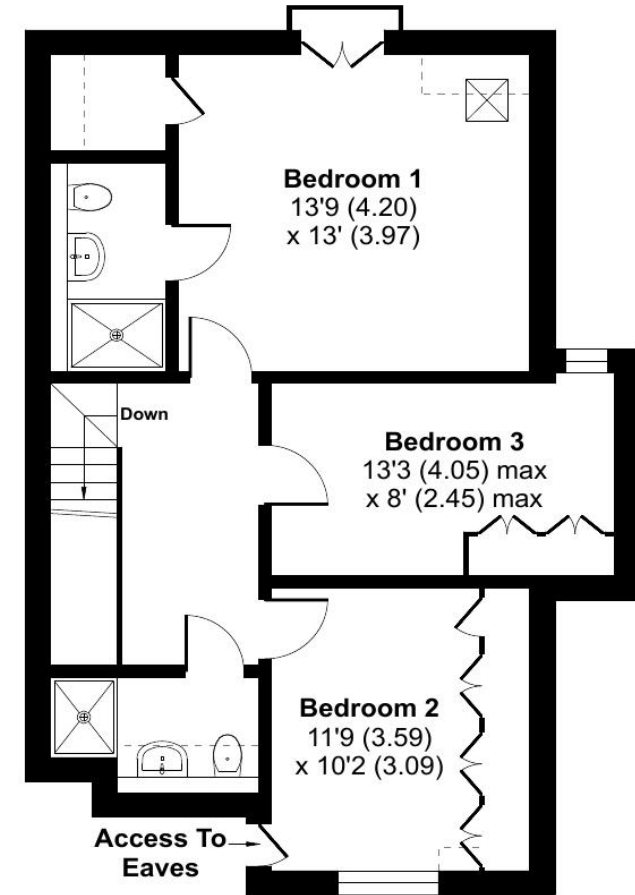
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Denotes restricted head height



ANTI-MONEY LAUNDERING REGULATIONS - Purchasers

It is a legal requirement that we receive verified identification from all buyers before a sale can be completed. We ask for your cooperation in this matter to ensure there is no unnecessary delay in agreeing a sale. We will inform you of the process once your offer has been accepted.

PROOF OF FINANCE - Purchasers

Before agreeing a sale, we will require proof of your financial ability to purchase. Again, we ask for your cooperation in this matter to avoid any unnecessary delays in agreeing a sale and we will inform you of what we require prior to agreeing a sale.

These particulars are set out as a general outline in accordance with the Property Misdescriptions Act (1991) only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

We have not carried out a structural survey and the services, appliances and specific fittings have not been tested or inspected. All 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 checked by us. 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.

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