Laskowski &Co



1 Marine Crescent, Falmouth, TR11 4BS

Guide Price £400,000

A substantial end of terrace period house, located within Marine Crescent, opposite Falmouth Marina and Events Square. The property was formerly part commercial, and still boasts a gallery window to the north west elevation, perfect if you are looking to run a business from home. Currently a 5 bedroom student let until summer 2026, and therefore ideal for those looking for investment; the versatile layout would, without doubt, provide a fantastic family home, offering over 1300 sq ft of accommodation with up to 4 reception rooms on the ground floor, a fitted kitchen and cloakroom/WC. On the first floor are 3 bedrooms and a family bathroom. To the rear of property is an enclosed courtyard garden with a utility outbuilding. The main town is just a short stroll away, whilst the nearby Falmouth Town train station provides a convenient link to the mainline at Truro, for Exeter and London Paddington. Falmouth's seafront and southern side is half a mile away, with beautiful sandy beaches and access onto the South West Coast Path.

Key Features

- Substantial period house, close to Falmouth town centre
- Formerly part commercial, with attractive 'gallery' window
- Investment opportunity
- Enclosed rear courtyard
- Currently a 5 bedroom student let with HMO Licence
- Wonderful family home with over 1300 sq ft of accommodation
- Half a mile from Falmouth's seafront, beaches and South West Coast Path
- EPC rating D

28 High Street, Falmouth, Cornwall, TR11 2AD I info@laskowskiandcompany.co.uk I laskowskiandcompany.co.uk I 01326 318813











THE ACCOMMODATION COMPRISES
(All dimensions being approximate)

Obscure double glazed front door to:-

ENTRANCE PORCH
Cupboard housing consumer units and electricity meter. Tiled flooring, obscure multi pane glazed door to:-

ENTRANCE HALLWAY
Staircase rising to the first floor, doors to ground floor bedrooms and sitting room. Under-stair storage cupboard, ceiling light, telephone/broadband point, radiator.

BEDROOM ONE
14'4" x 12'8" (4.38m x 3.87m)
Maximum measurements including shelved recess. Hardwood double glazed windows to front aspect, two radiators, two ceiling lights. Cupboard housing further consumer units and electricity meter.

BEDROOM TWO
13'0" x 12'6" (3.98m x 3.82m)
Maximum measurements into bay, including door recess. A light, bright room with uPVC double glazed bay window to the front aspect with an outlook towards Events Square and Maritime Museum. Ceiling light, picture rail, radiator.

SITTING ROOM
11'4" x 11'3" (3.46m x 3.45m)
Open to the kitchen, with door to inner hallway. Ceiling light, radiator, TV aerial point.

KITCHEN
13'3" x 6'6" (4.06m x 2.00m)
Fitted kitchen with a range of eye and waist level units, roll-top worksurface with stainless steel sink/drainer unit and mixer tap. Space for cooker with electric cooker point, extractor fan over. Space for fridge and freezer, part-tiled walls, radiator. uPVC double glazed window overlooking the rear courtyard. Large Velux window providing additional natural light. uPVC double glazed rear door.

INNER HALLWAY
Tiled flooring, Velux window, high level internal glazed window through to stairway. Doors to bedroom three and ground floor cloakroom/WC.

BEDROOM THREE
14'8" x 11'11" (4.48m x 3.65m)
Six hardwood double glazed windows to front and side aspects. Wall-mounted lighting, radiator.

CLOAKROOM/WC
Dual flush WC, wash hand basin with tiled splashback. Obscure hardwood glazed window to side aspect, tiled flooring, radiator, ceiling light.

FIRST FLOOR

LANDING
Doors to bedrooms and shower room. Loft hatch.

BEDROOM FOUR
10'6" x 9'6" (3.22m x 2.92m)
Double glazed sash-style window to front aspect with an outlook towards Events Square and Maritime Museum. Radiator, ceiling light.

BEDROOM FIVE
10'5" max x 8'0" (3.20m max x 2.46m)
First measurement narrows to 6'5" (1.97m), second measurement narrows to 4'6" (1.38m). An L-shaped room with timber 'Oriel' window to front aspect with an outlook towards Events Square and Maritime Museum. Radiator, ceiling light.

BEDROOM SIX/STUDY
11'2" x 6'0" (3.42m x 1.83m)
Double glazed window to rear aspect, radiator, ceiling light. Built-in wardrobe and shelving.

SHOWER ROOM
4'11" x 4'9" (1.50m x 1.47m)
Second measurement plus door recess. Corner shower cubicle with electric shower and glass sliding shower doors, dual flush WC, pedestal wash hand basin. Radiator, extractor fan, obscure glazed window to side aspect.

THE EXTERIOR

FRONT
Small token garden with two granite steps leading up to the front door.

REAR COURTYARD
Walled and enclosed, with pedestrian gate providing access to the street behind. Outside water tap. Door to:-

UTILITY OUTBUILDING
Space and plumbing for washing machine, Vaillant gas combination boiler providing domestic hot water and central heating. Further utility cupboard with power, space for tumble dryer.

GENERAL INFORMATION

SERVICES
Mains water, electricity, gas and drainage are connected to the property. Telephone and broadband points (subject to supplier's regulations). Gas fired central heating.

COUNCIL TAX
Band C - Cornwall Council.

TENURE
Freehold.

VIEWING
By telephone appointment with the vendors' Sole Agent - Laskowski & Company, 28 High Street, Falmouth, TR11 2AD. Telephone: 01326 318813.



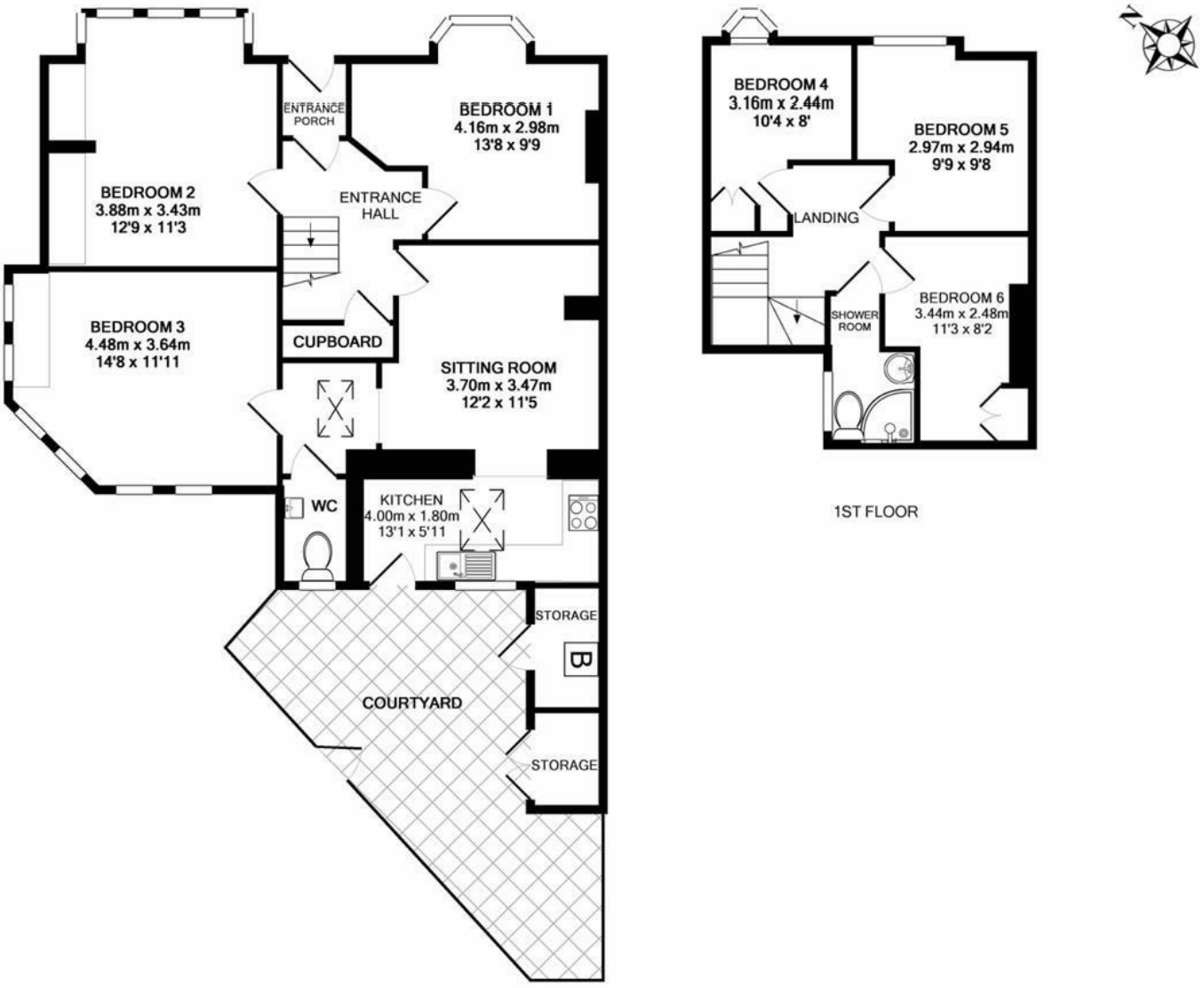








Floor Plan



MARINE CRESCENT BAR ROAD FALMOUTH TR11 4BS
TOTAL APPROX. FLOOR AREA 126.0 SQ.M. (1356 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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
Made with Metropix ©2018