Laskowski &Co



8 Marine Crescent, Falmouth, TR11 4BS

Guide Price £365,000

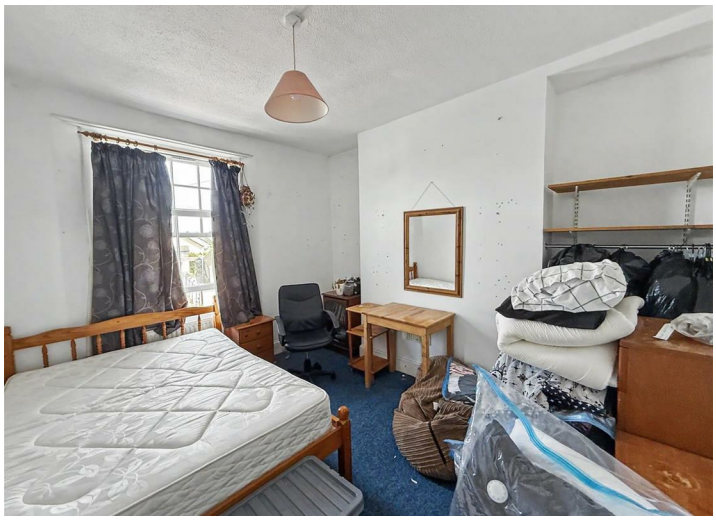
A well proportioned terraced period house, located within Marine Crescent, opposite Falmouth Marina and Event Square. Currently a 4 bedroom student let until summer 2027, and therefore ideal for those looking for an investment; the versatile layout would, without doubt, provide a fantastic family home, offering over 1,100 sq ft of accommodation with 2 reception rooms on the ground floor and fitted kitchen. On the first floor are 3 bedrooms, study and a family bathroom. To the rear of property is an enclosed courtyard garden with timber shed. 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 .5 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
- Potential family home with over 1100 sq ft of accommodation
- 0.5 miles from Falmouth's seafront, beaches and South West Coast Path
- EPC rating D
- Currently a 4 bedroom student let (until summer 2027) with HMO Licence
- Investment opportunity, currently providing a 7.89% return at Guide Price
- Enclosed rear courtyard











THE ACCOMMODATION COMPRISES

Obscure double glazed front door to:-

ENTRANCE PORCH
Hanging rail, multi pane glazed door to:-

ENTRANCE HALLWAY
Doors to living room, kitchen and dining room/bedroom four. Stairs rising to first floor with under-stair storage cupboard. Radiator.

LIVING ROOM
Period fireplace with tiled hearth, uPVC double glazed bay window with window seat. Central ceiling light, radiator.

DINING ROOM/BEDROOM FOUR
uPVC double glazed window to rear aspect overlooking the courtyard. Built-in wardrobe with hanging rail. Radiator, central ceiling light.

KITCHEN
Range of base and eye level units with roll-top worksurface, stainless steel sink/drainer unit with swan neck mixer tap. Built-in four-ring electric hob with oven under and extractor over. uPVC double glazed window to rear aspect overlooking the courtyard. uPVC double glazed door giving access to the side and rear courtyard. Radiator. Space for under-counter fridge, recessed ceiling lights.

FIRST FLOOR

SPLIT LEVEL LANDING
Doors to the three bedrooms, family bathroom and study. Loft hatch.

BEDROOM ONE
uPVC double glazed window to rear aspect overlooking the courtyard. Central ceiling light, radiator.

BEDROOM TWO
uPVC double glazed sash window to front aspect with views towards Event Square. Radiator, central ceiling light.

BEDROOM THREE
A single bedroom with secondary glazed multi pane glazed window with views towards Event Square. Built-in wardrobe with hanging rail and shelving. Central ceiling light, radiator.

STUDY
uPVC double glazed window to rear aspect. Radiator, central ceiling light, loft hatch. Further obscure double glazed window to side aspect.

FAMILY BATHROOM
Three-piece suite comprising a panelled bath with boiler-fed shower over and tiled surround, low level flush WC, pedestal wash hand basin. Central ceiling light, obscure uPVC double glazed window to rear aspect. Vaillant boiler providing domestic hot water and central heating. Radiator.

THE EXTEIROR

FRONT
Small token garden with low stone wall and path to the front door.

REAR COURTYARD
Enclosed and with space for tables and chairs, pedestrian rear gate providing rear access. Timber garden shed.

GENERAL INFORMATION

SERVICES
Mains water, electricity, gas and drainage are connected to the property. Gas fired central heating.

COUNCIL TAX
Band C - Cornwall Council.

TENURE
Freehold.

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







Floor Plan

Marine Crescent, Falmouth, TR11

Approximate Area = 1127 sq ft / 104.7 sq m(excludes utility room)
Outbuilding = 38 sq ft / 3.5 sq m
Total = 1165 sq ft / 108.2 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026.
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