



Miramar, Cliff Road, Falmouth

Guide Price £700,000



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The local property experts

- Individual detached seafront bungalow
- Unique non-estate position
- generous proportions with two double bedroom accommodation
- Elegant, bright, sea view reception room
- Fitted kitchen with pantry
- Shower room/WC & Separate cloakroom/WC
- Boiler/store room
- Garage & driveway parking
- Enclosed, established garden with 190' frontage to Spernen Wynn Road
- Just a few paces to Gyllyngvase beach

THE LOCATION

Mirimar occupies a remarkable and valuable position on Falmouth's favoured Southern side, set at the foot of Spernen Wynn Road, on to which its enclosed and established garden has an impressive 190' of frontage. This is a prime and much sought-after residential address and possibly the nearest bungalow to Gyllyngvase beach that one could find. How special it is to be a moments walk to the beach and Gyllyngvase cafe, and to have the excellent early 'til late Co-op as ones' corner shop. The town and harbour are just one mile away making this a wonderfully convenient as well as an involving and uplifting area of Falmouth in which to live. The town and its harbourside have an excellent and diverse selection of restaurants and an eclectic mixture of individual shops as well as national chains, together with quality galleries showcasing local talent. Nearby train stations (Falmouth Town & Penmere Halt), provide a convenient link to the mainline at Truro, for Exeter and London, Paddington. There are five primary schools and one secondary school in the town and another in Penryn, as well as highly regarded independent preparatory and senior schools in Truro. Falmouth is a wonderful place to live and is renowned for its maritime facilities which offer some of the best boating and sailing opportunities in the country.





THE PROPERTY

There is a charm and authenticity at Mirimar that is so hard to find and although its mid-century interior is a little old fashioned and requiring of some modernisation, we know what a very special instruction this is. The bungalow is remarkably well-screened from Spernen Wyn Road by established shrubbery, with twin posts leading onto a drive to park two to three cars, before reaching the garage.

Mirimar's covered entrance and main hallway is rather elegant, with its 8' 4" ceiling height and decent cupboard space. A glazed door and side pane lead into a super dual aspect living and dining room with box bay and a porthole window, and limited views towards the sea. From here, the dining area leads out onto a terrace and the garden. Proportions throughout are excellent and there is much storage space for comfortable living.

There is a fitted kitchen with a pantry as well as a boiler/store room. The two double bedrooms are large, one with a hatch to the sub floor area of Mirimar.

For those keen to explore possibilities for a loft conversion, this space is large and with the relevant consents could create a wonderful 'upstairs' and with spectacular sea views!

GARDEN

An unusually large, level and established space. Twin posts lead onto a paved driveway to park three cars in tandem, to the single garage, with a wall and gateway to the side, into the rear courtyard. A path leads to the front door and through a gate to a lawned garden and beyond to the natural wooded garden area with wild flowers, myrtle, bay, firs, a horse chestnut and magnolia. At the end is a gate onto Stracey Road. A slate, paved terrace with hydrangea, path around to the rear courtyard, steps up to an enclosed raised terrace accessible from the dining area. Aluminum greenhouse.















Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

Services: Mains electricity, water & drainage

ANTI-MONEY LAUNDERING REGULATIONS - Purchasers

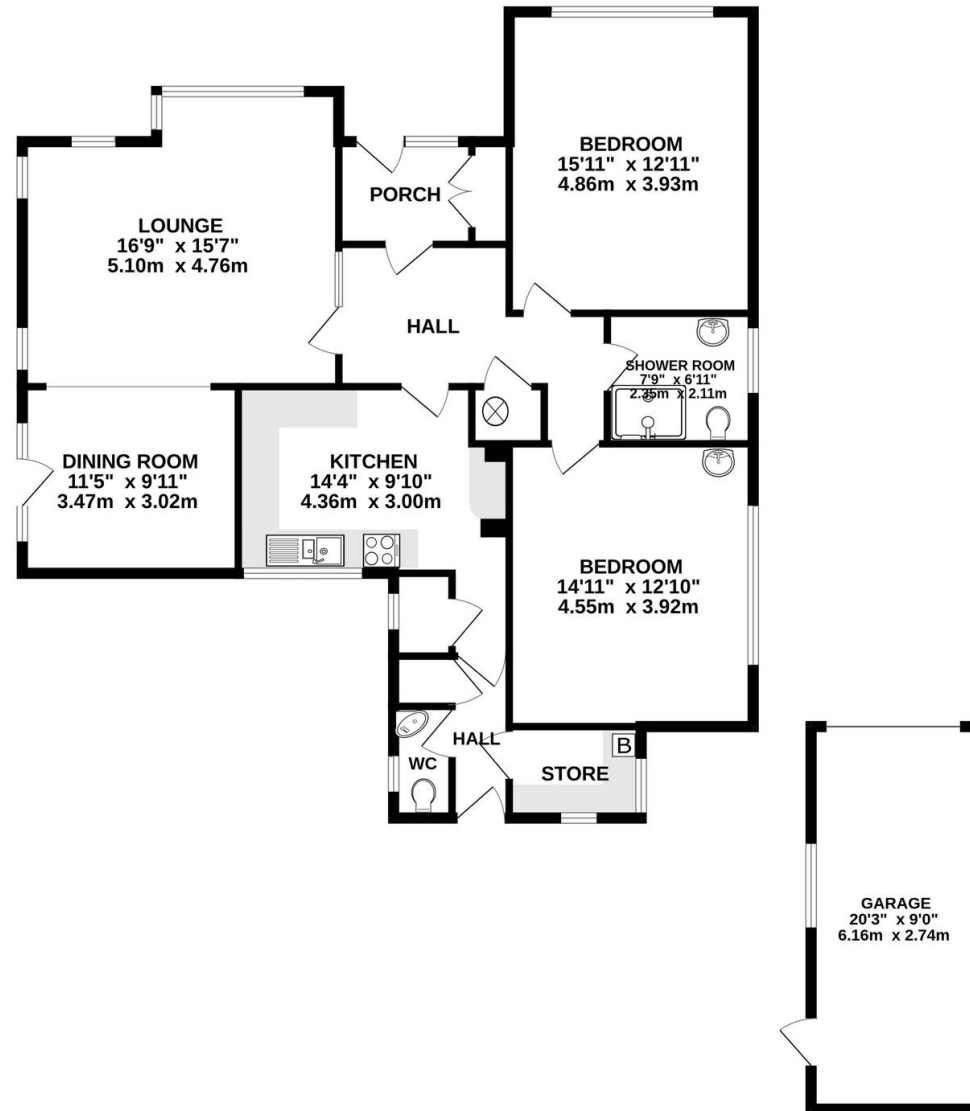
We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for this process and any ongoing monitoring is carried out correctly, the initial AML checks are processed on our behalf by CREDAS. A cost of £20 (excl. VAT) will be payable by each purchaser at point of an offer being agreed. Credas will send you a payment link to complete this within the Credas app. This payment is non-refundable.

PROOF OF FINANCE - Purchasers

Before an offer is formally agreed, we will require proof of your financial ability to purchase. Again, we ask for your cooperation on this matter to avoid any unnecessary delays in issuing a memorandum of sale.



GROUND FLOOR
1391 sq.ft. (129.2 sq.m.) approx.



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TOTAL FLOOR AREA : 1391 sq.ft. (129.2 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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