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**Erisey Terrace,
Falmouth**

**£450,000
Freehold**





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Property Introduction

Located in one of Falmouth's most desirable terraces, this three bedroom town house is offered for sale with no onward chain.

With beautiful views across the harbour and estuary over to Flushing and across to Pendennis Point, the property also has a long rear garden and parking.

Consisting of three bedrooms, lounge, dining room, kitchen and utility, there is a downstairs shower room and a bathroom on the first floor. One may wish to have the lounge on the upper floor to take in the incredible views giving one a bedroom on the ground floor.

The property requires modernisation and improvements which gives the new owner the potential to create a very special home.

Location

The property is found on Erisey Terrace with an elevated position looking over the harbour across to Flushing and Pendennis Point, within a short walk, one could be at the top of the high street and with another short stroll into the vibrant town with its range of individual shopping outlets, bars and restaurants.

The Prince of Wales pier offers passenger ferries to Flushing at St Mawes and Malpas, towards the other end of the town is Events Square with the Maritime Museum. There is an abundance of watersports on offer for anyone who enjoys sailing, gig rowing, fishing, to name a few with Falmouth being one of the largest natural harbours in the world.

ACCOMMODATION COMPRISES

Double glazed door to:-

HALLWAY

A long hallway with door onto patio. Coat storage and under stairs cupboard. Radiator. Door to:-

LOUNGE 13' 3" x 10' 3" (4.04m x 3.12m) maximum measurements

Double glazed window to the front. Fireplace with gas fire insert set on hearth with mantel piece above and cupboards to either side. Radiator. Returning to hallway, door to:-

DINING ROOM 11' 0" x 10' 7" (3.35m x 3.22m) maximum measurements

Part-glazed sash window to the rear. Chimney breast with storage cupboards to either side. Radiator. Door to:-

KITCHEN 9' 11" x 7' 5" (3.02m x 2.26m) maximum measurements

Sash window to the side. Featuring a range of floor and wall-mounted cupboards with worktop over, sink unit and drainer, airing cupboard, wall-mounted gas combination boiler, space for cooker, space for fridge/freezer. Door to:-

UTILITY

Double glazed door to rear garden and patio. Sink unit and drainer. Radiator. Door to:-

DOWNSTAIRS SHOWER ROOM

Obscured glass window to the side. Low level WC, electric shower cubical housing electric shower. Radiator. Returning to hallway, stairs to:-

FIRST FLOOR LANDING

A long landing with doors off to:-

BEDROOM TWO 13' 11" x 11' 1" (4.24m x 3.38m) maximum measurements

Double glazed window to the rear. 'Inglenook' fireplace with cupboards to either side. Radiator.

BEDROOM THREE 10' 7" x 7' 7" (3.22m x 2.31m) maximum measurements

Ideal as a nursery comprising of a double glazed window to the side and radiator. Door to:-

BATHROOM

Window to the side. Sink and pedestal, low level WC, bath, storage cupboard, extractor fan and radiator. Returning to landing, door to:-

BEDROOM ONE 13' 7" x 10' 2" (4.14m x 3.10m) maximum measurements into recess

Double glazed window to the front. Wardrobe space and radiator.

OUTSIDE

To the rear is a patio and wall surrounding the rear the property along with gated access.

AGENT'S NOTE

The Council Tax Band for this property is Band 'D'. It should be noted that many homes in this locale have reverse accommodation.

DIRECTIONS

Driving to the Moor in Falmouth, turn left up Quarry Hill. Continue up the hill past Quarry Car Park, this will continue naturally along to Erisey Terrace. Parking can be found on the road to the rear or unrestricted on-street parking is outside the front. If using What3words: kind.turkey.shack

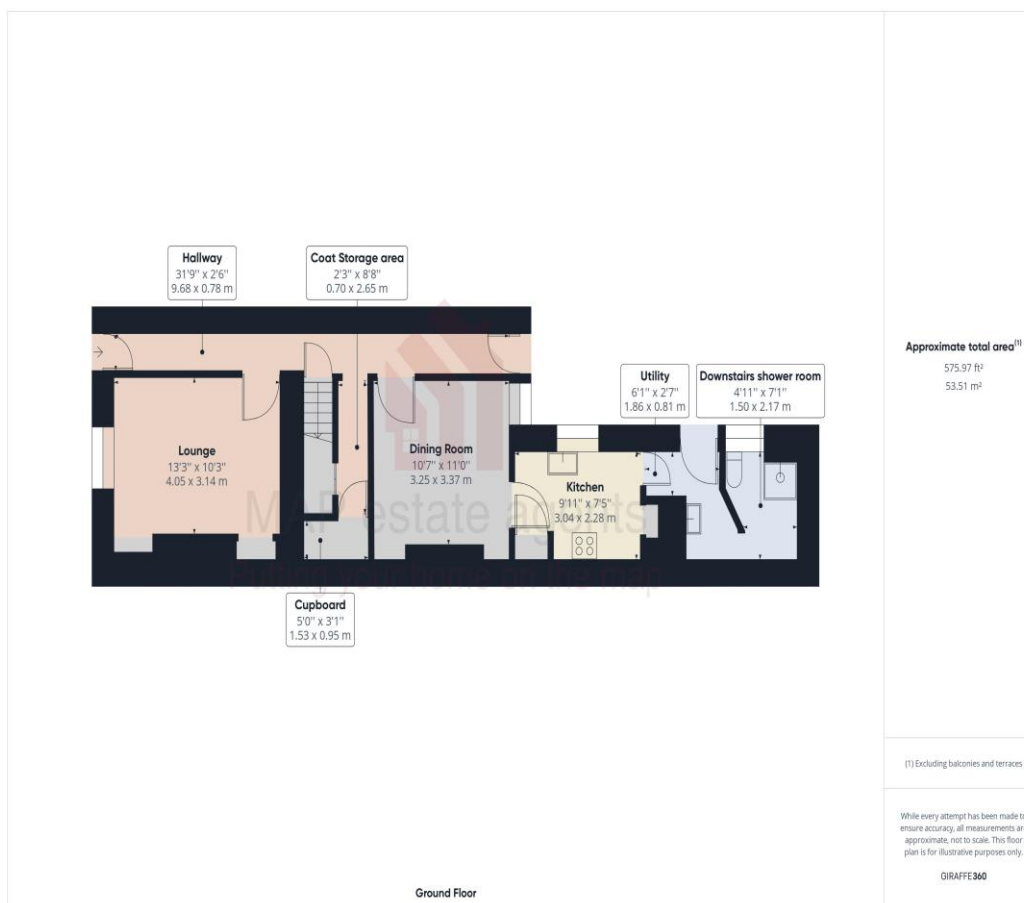


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



MAP's top reasons to view this home

- Located on a sought-after street above the harbour
- Breathtaking views across to Flushing Harbour and Pendenis Point
- Three-bedroom terrace house
- Kitchen and seperate utility
- Dining room
- Bathroom upstairs, shower room downstairs
- Double glazing
- Gas central heating
- Very generous rear garden
- Parking to the rear



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