



Heather & Lay
The local property experts



Falmouth Bay, 8 Pennance Road, Falmouth, TR11 4EA

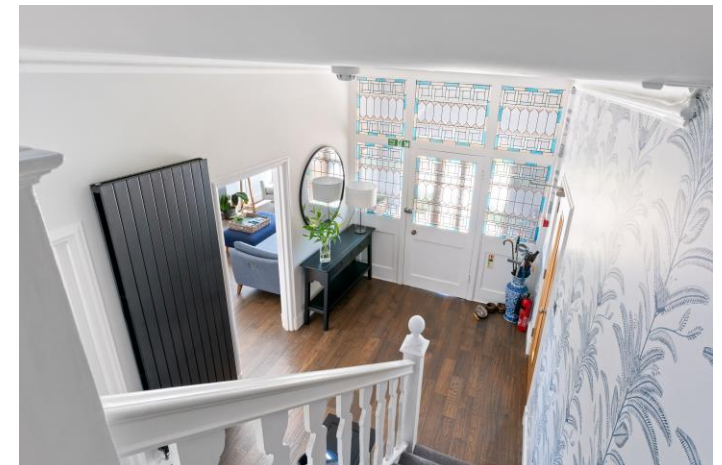
We are pleased to offer to the market this elegant Edwardian residence. Sitting proudly, high up on a much desired, near seafront, road in Falmouth having in the past been a large home, then a guest house and now being offered to the market as one of the finest family homes available in Falmouth with over 4,000 square feet of accommodation, great views and immaculate presentation; an internal viewing is highly recommended!



Heather & Lay
The local property experts

FALMOUTH TOWN	1 MILE
TRURO	11 MILES
NEWQUAY AIRPORT	29.8 MILES
EXETER	97.6 MILES

- The crème de la crème of Falmouth homes
- Immaculately presented early 1900's residence
- 8 En-suite bedrooms
- 6 Reception rooms
- Valuable seafront location
- Views to Falmouth Bay
- Gloriously landscaped garden
- Much parking space

























SERVICES

Mains electricity, gas, water & drainage. Superfast fibre optic broadband (subject to subscription)

LOCAL AUTHORITY

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

TAX BAND – TBC

EPC RATING – C

ANTI-MONEY LAUNDERING REGULATIONS - Purchasers

It is a legal requirement that we receive verified identification from all buyers before a sale can be instructed. We ask for your cooperation on 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 on 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.

Pennance Road, Falmouth, TR1

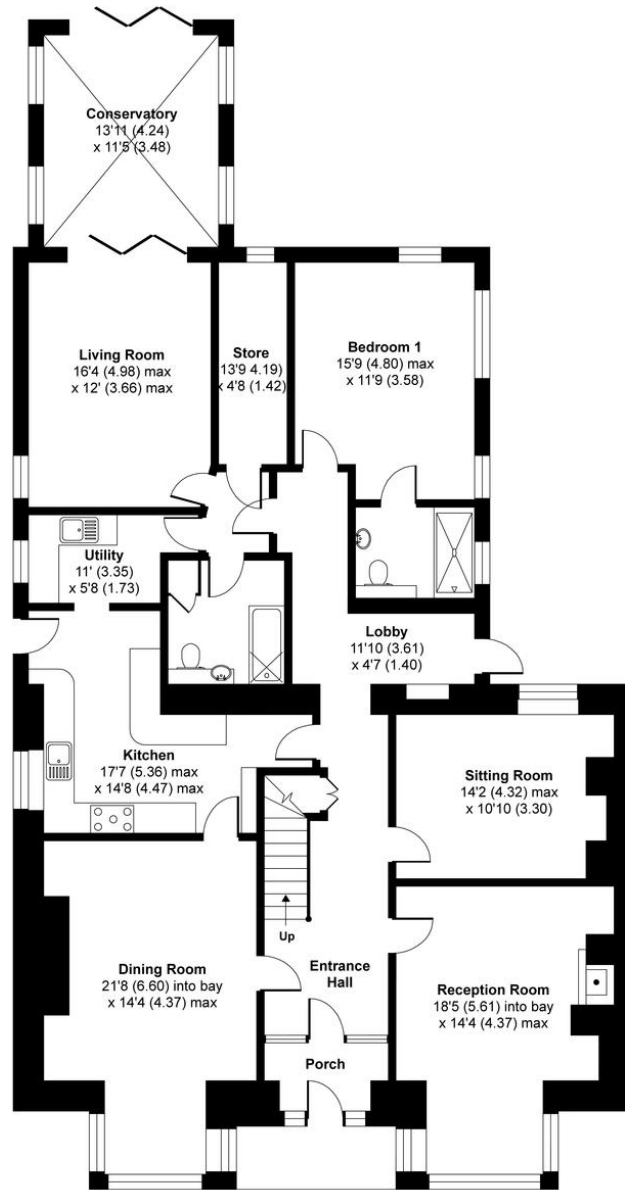
Approximate Area = 3980 sq ft / 369.7 sq

Limited Use Area(s) = 27 sq ft / 2.5 sq

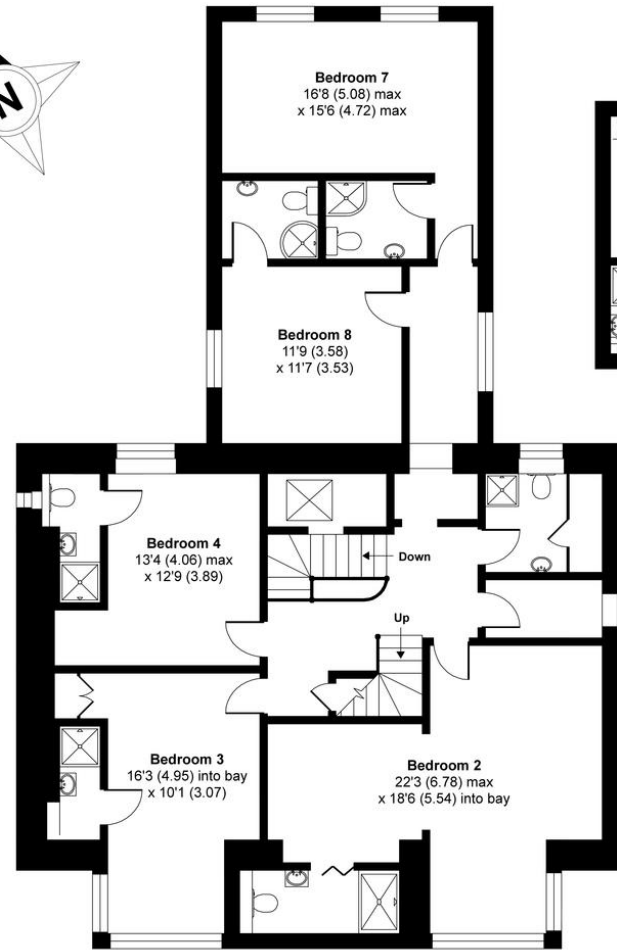
Total = 4007 sq ft / 372.2 sq

For identification only - Not to scale

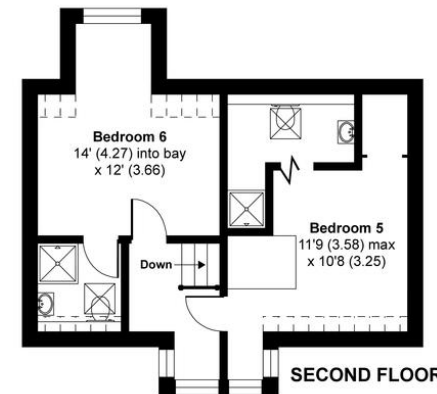
Denotes restricted
head height



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



Heather & Lay
The local property experts

3 Church Street, Falmouth, Cornwall TR11 3DN
01326 319767
sales@heather-lay.co.uk
www.heather-lay.co.uk

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. All photographs, 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 guaranteed for 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.