

Heather & Lay
The local property experts



'Spindrift' 2 Tredova Crescent, Falmouth, TR11 4EQ

What a rarity, Spindrift sits within a valuable and much sought-after residential road, moments from Gyllyngvase beach and a short distance to town and harbourside. An appealing home presenting two/three bedroom accommodation and scope to modernise or expand if desired, subject to consents, together with a richly stocked garden, driveway parking and garage.

FALMOUTH SEAFRONT	0.2 MILES
FALMOUTH TOWN	1 MILE
FALMOUTH RAILWAY STATION	0.5 MILES
TRURO	10.8 MILES
NEWQUAY AIRPORT	29.6 MILES

- Detached coastal bungalow
- Prime seafront location
- Two double bedrooms
- Separate dining room/bedroom three
- Kitchen/breakfast room
- Bow window living room
- Richly stocked garden – enclosed & private at rear
- Appealing 'as is' and with scope to enhance
- Garage & driveway parking
- No onward chain



THE PROPERTY

Bungalows that become available for sale in Tredova Crescent are newsworthy and in much demand. Spindrift, Number 2 is particularly interesting, since its price point is lower than is normally associated with this prime address. It is a delightful bungalow which could be further enhanced with an updated kitchen and bathroom, indeed, although comfortable 'as is', there is also scope to expand 'upwards', subject to necessary consents. Spindrift presents two double bedroom accommodation with the flexibility of a separate dining room, or third bedroom if preferred. The property is screened and set nicely back from the road and pavement by a prolifically stocked garden, whilst the rear paved garden is private, enclosed and sheltered. The driveway parks two cars in tandem, leading to a single garage. Whether you are buying to enjoy 'as is', or with thoughts of an altogether grander design, this might be your perfect opportunity!

THE LOCATION

Tredova Crescent is a prime residential address located on Falmouth's favoured southern side, just moments from beaches, the seafront and fabulous coastal walks. The town and harbour are just 1 mile away making this a wonderfully convenient, as well as an involving and uplifting area of Falmouth in which to live. Tredova Crescent's location is a few moments' walk to Gyllyngvase beach and café, and the extensive seafront promenade towards Pendennis Castle, passing Queen Mary Gardens and the Princess Pavilion. Nearby and opposite Gyllyngvase beach, is the excellent and invaluable 'early 'til late' Co-op convenience store. 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 and 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.



ACCOMMODATION IN DETAIL (ALL MEASUREMENTS ARE APPROXIMATE)

UPVC obscure double glazed and white panelled door to...

ENTRANCE HALL

UPVC double glazed window to front. Radiator. Telephone point. Archway through to two bedrooms and bathroom. Fitted cupboard housing the 'Worcester' gas fired boiler fuelling radiator central heating and hot water supply. White panelled doors to kitchen/ breakfast room (and dining room/bedroom three beyond), and to...

LIVING ROOM

Dual aspect with UPVC double glazed bay window to front and window to side. Boarded fireplace with tile surround and hearth. Radiator.

KITCHEN/BREAKFAST ROOM

UPVC double glazed window to rear. Fitted base and eye level cupboards with roll top work surfaces and inset one and a half bowl stainless steel sink and drainer with mixer tap. Space for fridge/freezer and cooker. Door to.....

REAR LOBBY & ENTRANCE

Access out to rear garage door. Panel door to.....

CLOAKROOM

Button flush WC, hand basin.

DINING ROOM/BEDROOM THREE

Wide UPVC double glazed French doors out onto the rear terrace and garden. Radiator.

INNER HALLWAY

Access to loft. Doors to two bedrooms and bathroom. UPVC double glazed window to rear.

BEDROOM ONE

Two UPVC double glazed windows, one to rear, one to side. Radiator.

BEDROOM TWO

UPVC double glazed window to front. Radiator

BATHROOM

Three piece suit comprising WC, hand basin and panel bath with boiler fed shower over. Obscure UPVC double glazed window to rear. Radiator.













OUTSIDE

FRONT

Twin gates onto a brick paved driveway to park two cars in tandem, leading to the single garage. From the pavement posts, gate and pathway leading up to the front door. Either side of the path is the established, richly stocked garden, full of shrubs and plants including of camellias, azalea, pierus, hydrangea and much more. The garden provides a colourful and very pleasing space and screen from the Close road. Beside the bungalow is an area of slate paved terrace. Side gateway and path to

REAR

Enclosed, level, private and sheltered with an expanse of paved terrace, accessed via French doors from the dining room/bedroom three. To the rear, an established high screen of shrubs atop a raised border. Summer house. Enclosed yard to side, with rear pedestrian doorway to garage. Outside tap.

GARAGE

17' 8" x 9' 4" (5.38m x 2.84m) Gas meter. Power and light. Plumbing for washing machine.

SERVICES

Mains electricity, gas, water & drainage.

LOCAL AUTHORITY

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

COUNCIL TAX BAND – E

EPC RATING – D

ANTI-MONEY LAUNDERING REGULATIONS - Purchasers

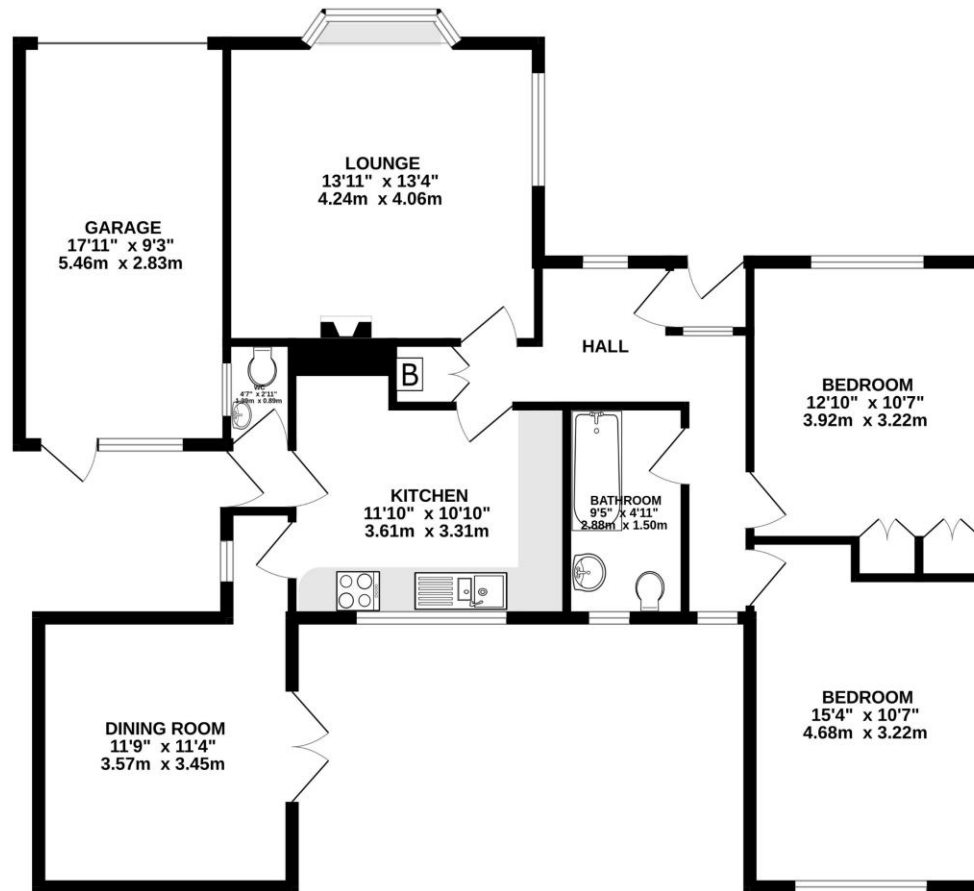
It is a legal requirement that we receive verified identification from all buyers before a sale can be instructed. We ask for your cooperation on this matter to ensure there is no unnecessary delay in agreeing a sale. We will inform you of the process once your offer has been accepted.

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.



GROUND FLOOR
1103 sq.ft. (102.4 sq.m.) approx.



TOTAL FLOOR AREA : 1103 sq.ft. (102.4 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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NEARBY GYLLYNGVASE BEACH

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