



6 Riverview Penwerris Lane, Falmouth

Guide Price £195,000



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The local property experts

- Mundic classification - CASH BUYERS ONLY
- Renovation Opportunity
- Potential for Open Plan Living
- Three Bedroom Terraced House
- Fantastic River and Sea Views
- Close Proximity to Falmouth Town & Harbourside
- South Westerly Facing Rear Garden
- No Onward Chain

THE PROPERTY

Offered with no onward chain, this three-bedroom terraced home presents an exciting opportunity for full modernisation. Enjoying exceptional river and sea views from a charming feature box-bay window, the property also benefits from a south-westerly facing rear garden and a tiered front patio, perfect for catching the afternoon sun. The accommodation comprises three bedrooms with family wet room, living room with separate kitchen and dining area (with potential to open up into a spacious open-plan layout). Number 6 is nicely set back from the road, offering both privacy and elevated views. While the house does require complete refurbishment, it offers huge potential to create a beautiful coastal home. Mundic classification – CASH BUYERS ONLY.

THE LOCATION

Riverview occupies a great position on Penwerris Lane, offering commanding views over the river and stretching out to the estuary beyond. This convenient location gives easy access to Falmouth's vibrant town centre and waterfront. Just moments away is The Greenbank Hotel, with its popular waterside inn, The Working Boat, a local favourite for food and drink. A short walk brings you to Falmouth's High Street, now a thriving hub of independent shops, galleries, artisan bakeries, and excellent restaurants and cafés. For those who enjoy a good pint in characterful surroundings, The Star and Garter and The Boathouse are just two of the many fine ale houses nearby.





ACCOMMODATION IN DETAIL (ALL MEASUREMENTS ARE APPROXIMATE)

Entering through an opaque UPVC double glazed front door with opaque side windows into the.....

HALLWAY - Stairs rising to the first floor. Useful under stairs cupboard. Radiator. Wood cladding. Fuse box, BT socket, Electric meter. Wooden door to dining room and opaque glazed door into.....

LIVING ROOM - UPVC double glazed box-bay window with built in seating and river/sea glimpses. Radiator. Wood cladding. Archway into.....

DINING ROOM - Metal framed window to rear extension. Gas fire. Storage cupboard. TV point. Wooden door to hallway and wooden sliding door to.....

KITCHEN - Wooden base and eye level cabinets with stainless steel sink and mixer tap. Electric oven with hob. Tiled splashback. Extractor. Laminate parquet flooring. Opaque glazed metal framed door with opaque side window leading to.....

UTILITY/OUTBUILDING - Single glazed wooden windows with plastic roof above and electric extractor fans. Space and plumbing for washing machine/tumble dryer. Cupboard with combination boiler. Outdoor tap. Wooden door to rear garden.

FIRST FLOOR

LANDING - Wooden doors to bedrooms and bathroom. Loft access.

BEDROOM ONE - UPVC double glazed window to front with river and sea views. Radiator. Wood cladding.

BEDROOM TWO - Metal framed window to rear. Radiator. Wood cladding.

BEDROOM THREE - UPVC double glazed window to front with river and sea views. Radiator.

BATHROOM - Wet room comprising WC, pedestal hand wash basin with mixer tap. Electric shower. Extractor. Opaque glazed window to rear. Linoleum flooring.







OUTSIDE

FRONT

Metal iron gate to enter the tiered garden with raised patio space. Steps leading up to front door with metal handrail. Well maintained shrubbery bordering footpath and surrounding lower patio.

REAR

South westerly facing patio space with wooden fence to either side bordered by shrubbery. Two useful sheds. Wooden gate to shared path to rear.

AGENTS NOTE

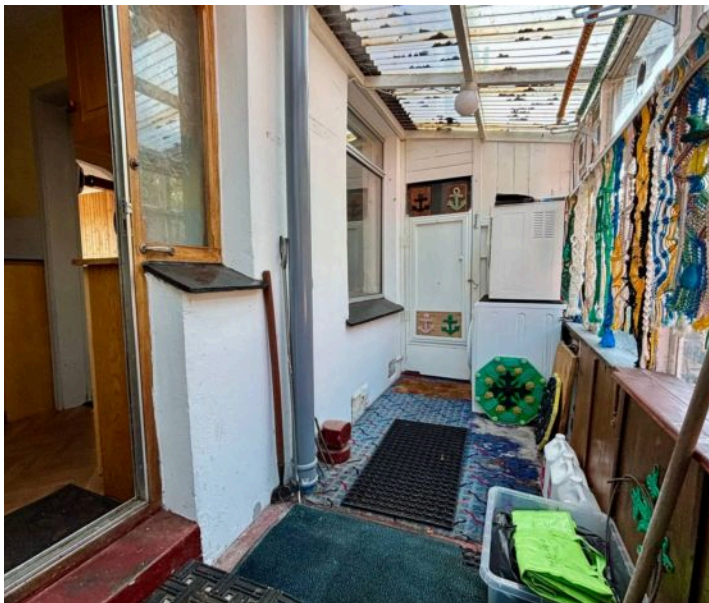
A recent Mundic test has come back as “unclassified”, meaning that it will need to go to stage two testing. As the neighbouring properties are Mundic B, the assumption is that Number 6 will have the same classification, therefore it is unlikely to be mortgageable and would be suitable for cash buyers only.

Council Tax band: B

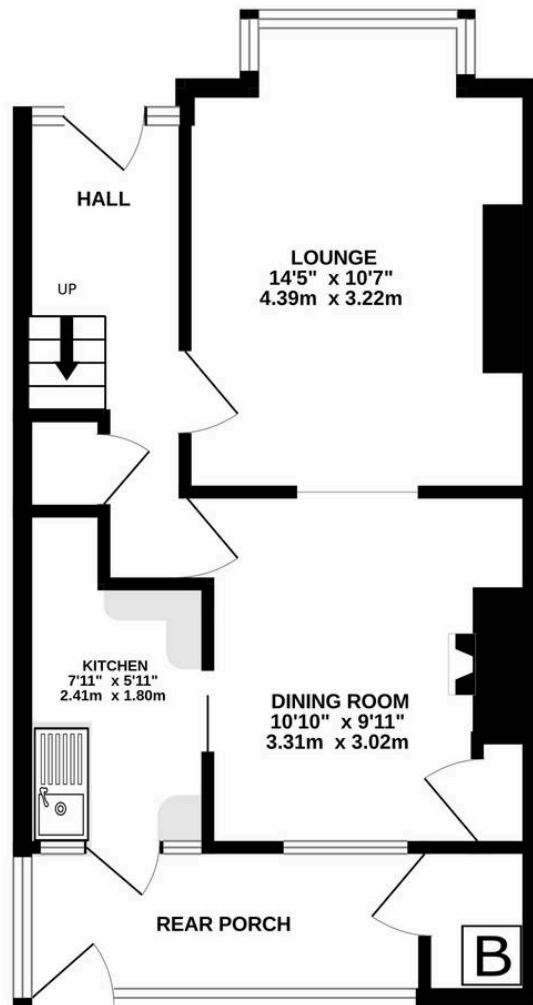
Tenure: Freehold

EPC Energy Efficiency Rating: C

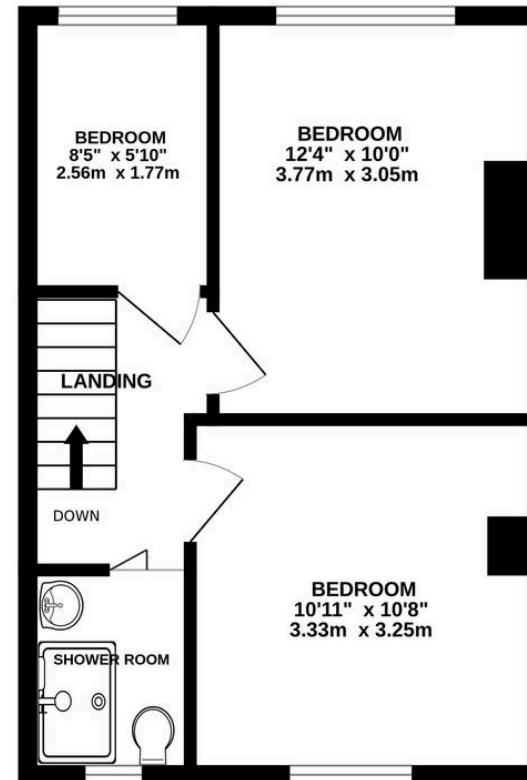
Services: Mains electricity, gas water & drainage



GROUND FLOOR
425 sq.ft. (39.5 sq.m.) approx.



1ST FLOOR
352 sq.ft. (32.7 sq.m.) approx.



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TOTAL FLOOR AREA : 777 sq.ft. (72.2 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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