



## 3 Tall Ships Close, Falmouth

Guide Price £345,000



Heather & Lay  
*The local property experts*

- End terrace family home
- Very well-presented
- Popular residential location near sea/beach
- Three bedrooms
- Sitting room & kitchen/breakfast room
- Utility space & ground floor WC
- Large rear garden
- Three off-road parking spaces
- No onward chain

#### THE PROPERTY

Modern built, this very well presented end of terrace family home is nicely faced in red brick and has a large rear garden. On the ground floor is the entrance hall, living room, kitchen/breakfast room and a useful utility area plus a ground floor cloakroom/WC. To the first floor there are three bedrooms with some sea views to the rear and a family bathroom. The rear garden is large and enclosed and has the benefit of a sunny aspect. Also in the garden is a large wooden shed and superb fish pond framing the patio. To the front and side are off-road parking spaces for at least three vehicles. This property has been a very lucrative rental investment and now being sold with no onward chain.

#### THE LOCATION

The Goldenbank development is extremely popular with buyers due to the ease of access to Swanpool beach, primary schooling, the nearby shops at Boslowick and Falmouth Golf Course, all of these being within walking distance. Falmouth boasts a vibrant and thriving atmosphere, with a blend of both independent and national retail outlets, numerous art galleries exhibiting local talent, and a diverse range of great places to eat and drink. Additionally, Events Square and the National Maritime Museum host a multitude of engaging activities throughout the year, such as Falmouth Classics, Falmouth Week, and the Oyster and Sea Shanty festivals. With its south-facing position, Falmouth's seafront offers sandy beaches and direct access to the Southwest coastal path. It comes as no surprise that Falmouth consistently ranks amongst the top five favoured places to live in the UK.











## ESTATE MANAGEMENT FEE

Approximately £90pa

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

Services: Mains electricity, gas, water & drainage

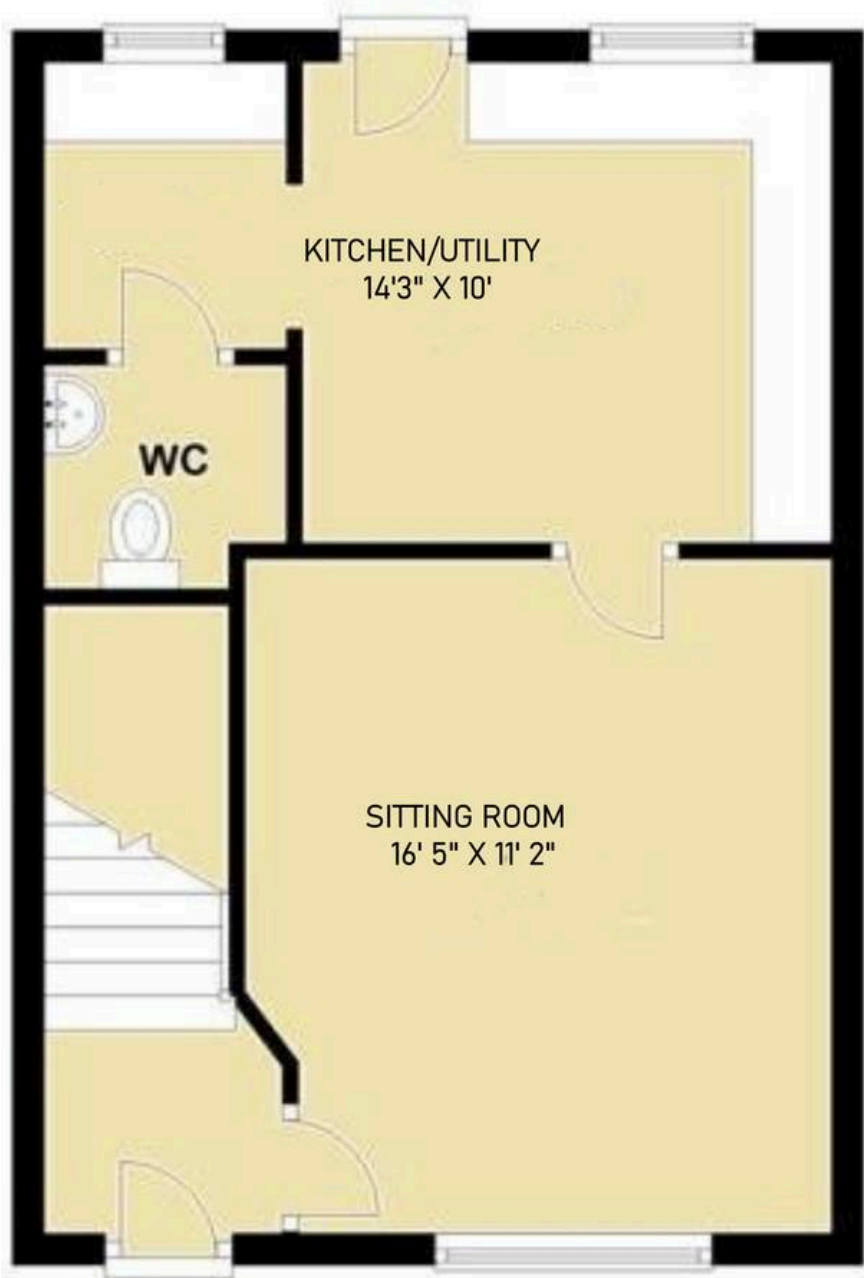
## ANTI-MONEY LAUNDERING REGULATIONS - Purchasers

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



## First Floor





## Heather & Lay

3 Church Street, Falmouth - TR11 3DN

01326 319767 • [sales@heather-lay.co.uk](mailto:sales@heather-lay.co.uk) • [www.heather-lay.co.uk/](http://www.heather-lay.co.uk/)

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