



16a Fish Strand Hill, Falmouth

Guide price £175,000 Freehold

Charming two-bedroom period home in heart of Falmouth with open-plan living, enclosed sunny courtyard, and no onward chain. Tucked away, yet a 'stone's throw' from town centre and harbourside.

Heather & Lay
The local property experts

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- Individual, period home
- 'Stone's throw' from town centre & harbourside
- Two bedrooms
- Open plan living room & kitchen
- Shower room/WC upstairs
- Enclosed courtyard to rear
- Light & bright accommodation
- Super little home with scope
- No onward chain
- PLEASE WATCH OUR PROPERTY VIDEO TOUR

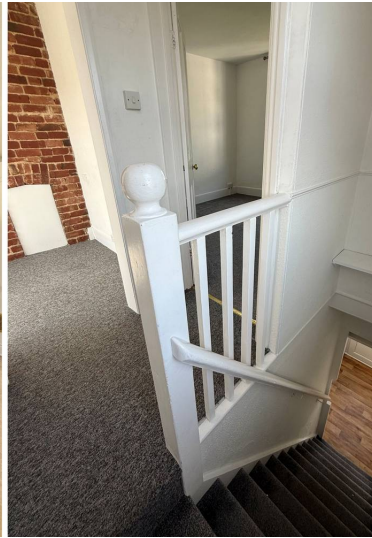
THE PROPERTY

16a is a little period home with neighbouring number 16 one side and a single storey studio the other. The property has been in the same family ownership for many years, most recently having been successfully let on an Assured Shorthold Tenancy (AST). The accommodation is light and bright with an open plan downstairs 'living' room incorporating kitchen, dining and sitting space. Upstairs are two bedrooms; one good double and a small single, together with a shower room/WC. Windows are UPVC double glazed and independent heaters provide hot water up and downstairs. To the rear is an enclosed courtyard providing excellent sunshine during the summer, and with a couple of outhouses.

All is perfectly comfortable 'as is' but would benefit from a little love and uplifting here and there. Being sold with no onward chain, this is a great chance to provide a competitively priced and appealing little home with scope, in this wonderfully engaging position.

THE LOCATION

Fish Strand Hill is an historic walkway tucked off Falmouth's main shopping Street and leading up into the town's Victorian residential terraces, to Smithwick Hill, Vernon Place and Clare Terrace. It is an incredibly involving and convenient place to live where the main street, shops and harbour is a few paces away. Falmouth is a thriving and vibrant town with an eclectic mixture of independent and national shops, many galleries showcasing local art and crafts, and an excellent and varied selection of places to eat and drink. Events Square and the National Maritime Museum regularly host activities and events throughout the year including Falmouth Classics, Falmouth Week and the Sea Shanty festival, ensuring an all-year round community. Nearby on Falmouth's Southern side, are the sandy beaches of Castle and Tunnel, or a short walk away is the ever-popular Gyllyngvase, complete with its bustling café and safe swimming waters. Along the seafront is an array of architecture and building, all added to over the years with careful consideration of the desirability of the area and now providing various places for dining and leisure activities. No wonder then, that Falmouth is consistently voted in the top ten favourite places to live in the UK.





Council tax - B

EPC - E

Services: Mains electricity, 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.

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