

# Spindrift, 2 Tredova Crescent, Falmouth

Guide Price £640,000

THE GUILD PROPERTY PROFESSIONALS

Heather & Lay
The local property experts

## 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




SPINDRIFT



Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:



**ACCOMMODATION IN DETAIL**
(ALL MEASUREMENTS ARE APPROXIMATE) UPVC obscure double glazed and panel effect door to.....

**ENTRANCE**
White panelled door to...

**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.

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













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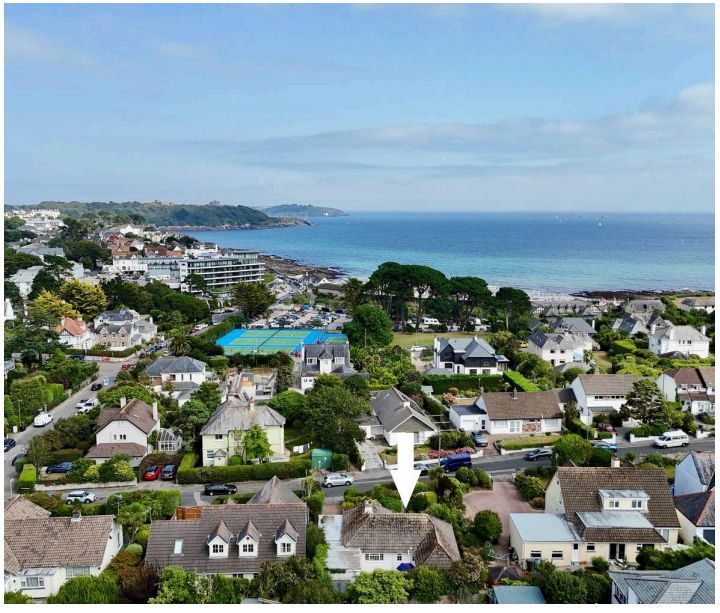
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## FRONT GARDEN

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 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 GARDEN

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

Single Garage

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

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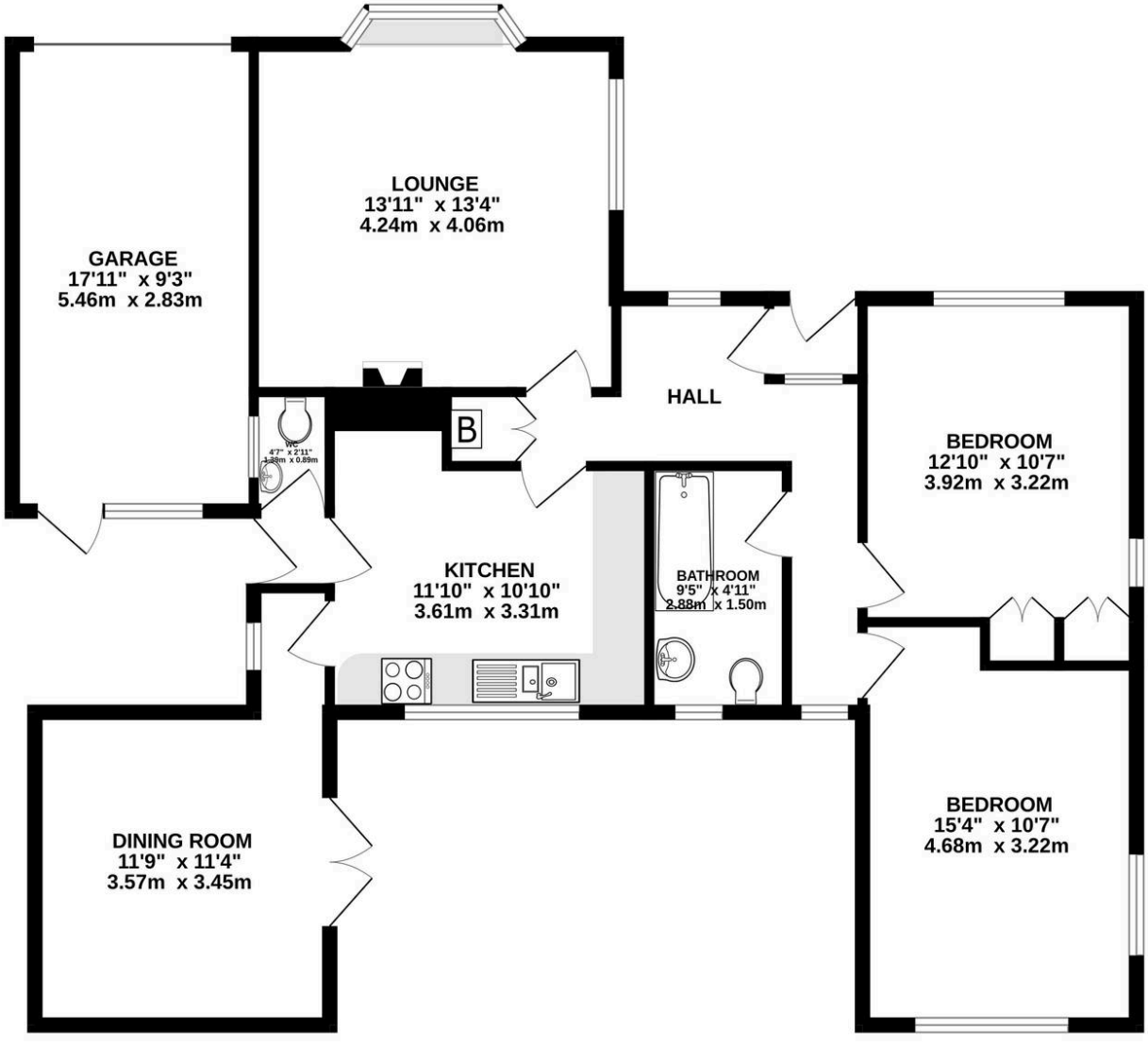
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GROUND FLOOR
1103 sq.ft. (102.4 sq.m.) approx.




PROUD GUILD MEMBER
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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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# Heather & Lay

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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.

The Property Ombudsman

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