



**TOM WILLS**  
PERSONAL PROPERTY AGENTS

## 8 Penmere Place

Falmouth, TR11 2QG

**£359,000**



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# 8 Penmere Place

Falmouth, TR11 2QG

A beautifully presented and recently refurbished 3-bedroom Edwardian house, within in a peaceful terrace, away from passing traffic. Despite being in a tucked away setting, the property is conveniently located close to Penmere Railway Station, just a short walk from the town centre, and only 20 minutes on foot from Swanpool Beach. The open-plan living areas and stylish showerroom are standout features of the period home.

- 3 bedrooms
- Superb 'opened up' living/dining room
- Wood burning stove
- Stylishly refitted shower room
- Tucked away traffic-free position
- Courtyard garden with timber store
- Close to railway station
- Built around 1910
- Clear Grade A1 mundic block test
- Attic with potential to convert, subject to consents





8 Penmere Place is a charming three-bedroom terraced home that retains many original character features, dating back to its construction around 1910. These include stripped and treated floorboards, a fireplace which is now fitted with a wood burning stove, skirting boards, and more. The current owners have made several improvements during their time here, including modernising the interior layout and finish, installing new windows at first floor level, refitting the shower room and upgrading the kitchen

Heating is provided by a mains gas combi boiler, supplemented by the woodburning stove in the living room. Recently, the double reception rooms have been opened up, all in accordance with building regulations, allowing light to flow through the ground floor.

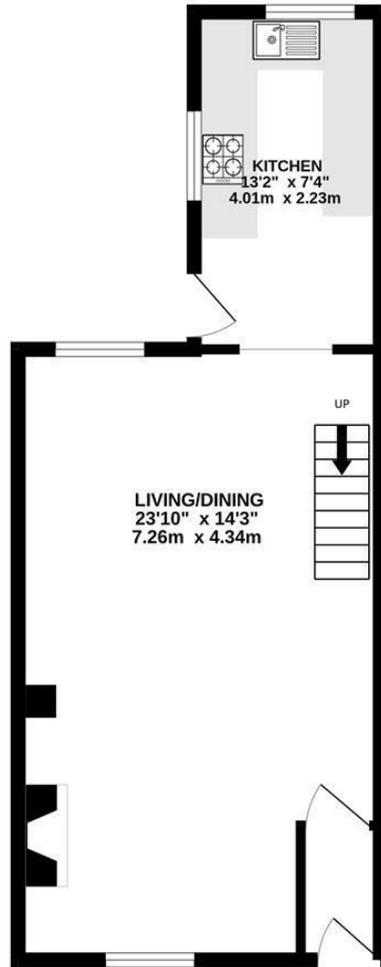
Some buyers may wish to know, we believe the attic space offers great potential for conversion into additional accommodation, subject to the necessary planning permissions. According to the current owners, there would be a view of Swanpool beach and cove from this potential loft room.

#### ADDITIONAL INFORMATION

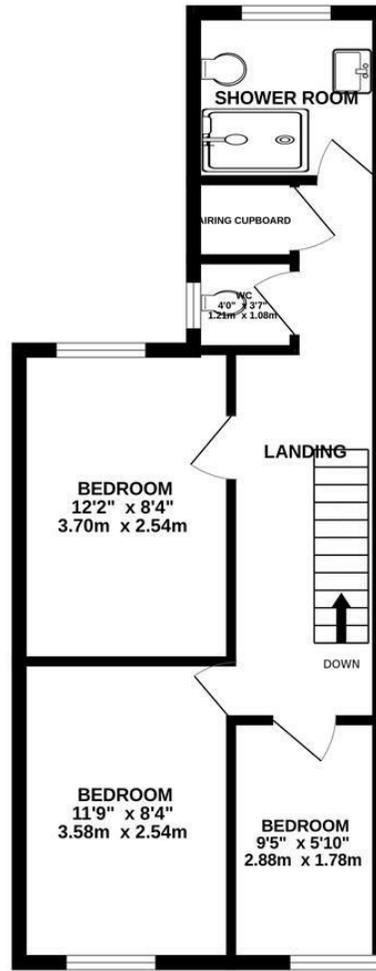
Tenure - Freehold. Possession - Vacant possession upon completion to coincide with our client's purchase - tbc. Services - Mains gas, electricity, water and drainage. Gas central heating, Fibre broadband speed approximately 500 mbps. Council Tax - Band B. EPC rating - 67 (D). **VIEWING - BY APPOINTMENT WITH TOM WILLS PROPERTY AGENTS.**



GROUND FLOOR  
427 sq.ft. (39.7 sq.m.) approx.

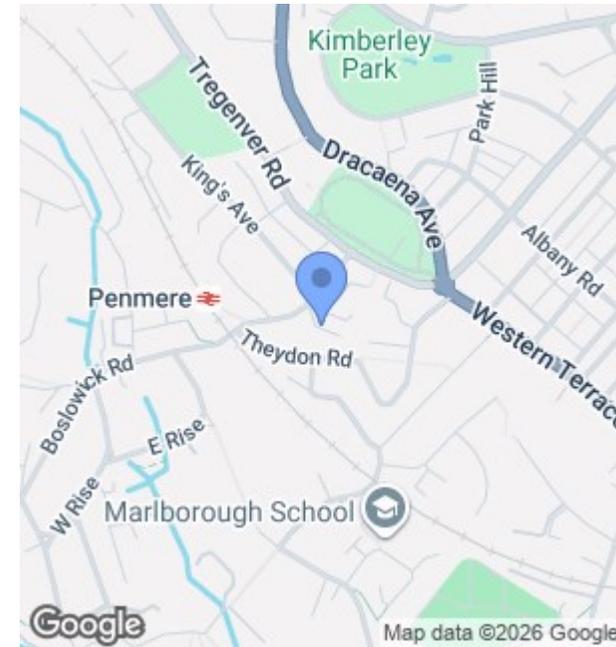


1ST FLOOR  
435 sq.ft. (40.4 sq.m.) approx.

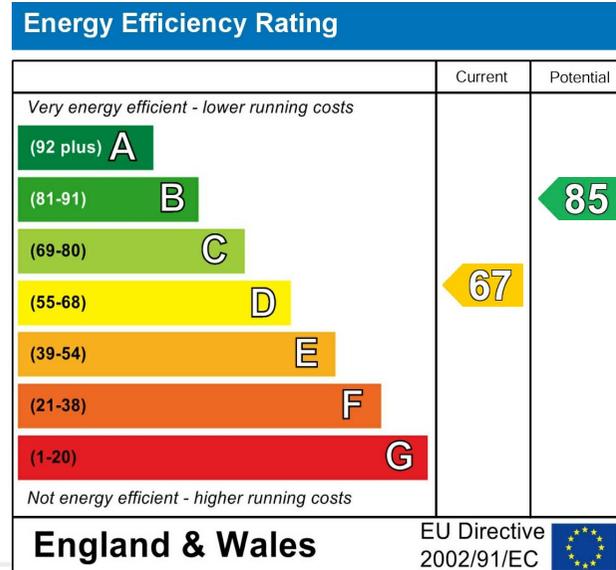


TOTAL FLOOR AREA: 872sq.ft. (81.0 sq.m.) approx.

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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### Energy Efficiency Graph



**Viewing** Please contact us on 01326 352302 if you wish to arrange a viewing appointment for this property or require further information.

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