



# LILICRAP CHILCOTT

THE CORNWALL ESTATE AGENT

Ref: LCAA8684

Guide £725,000

5 Tinnars Walk,  
Port Pendennis, Falmouth, South Cornwall, TR11 3XZ

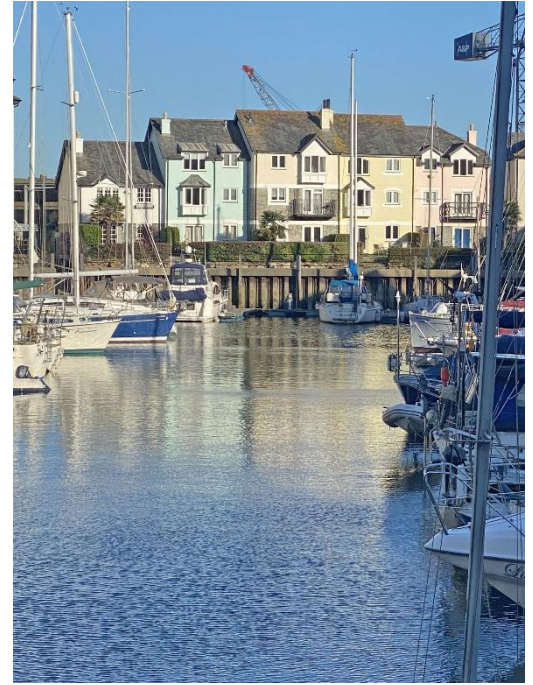
LEASEHOLD



**Occupying what is arguably one of the very best positions in this exclusive waterside development, enjoying a fantastic sunny south westerly aspect with views over its fabulous active marina. A superb, immaculately presented 3 double bed roomed end of terrace townhouse with garage, parking and private low maintenance garden perfectly located for access to the nearby sailing waters and also to Falmouth's superb range of shops, restaurants, picturesque seafront and sandy bathing beaches.**







### **SUMMARY OF ACCOMMODATION**

**Ground Floor:** entrance hall, cloakroom, wc/shower, utility room, integral garage/store (the store and utility room have been created from the original garage which could be converted back if desired). Kitchen breakfast room, sitting room/dining room (19'7" x 17').

**First Floor:** 3 double bedrooms (two with fitted wardrobes), well appointed family bathroom.

**Outside:** off-road parking for 2/3 cars. Paved rear gardens bounded by shrubs and plants providing shelter and privacy with paved steps down to marina.

### **DESCRIPTION**

- The availability of 5 Tinnars Walk represents an incredibly exciting opportunity to acquire what is arguably one of the best positioned houses within this exclusive waterside development. To the rear the property has a much envied south westerly aspect enjoying direct sunlight until late afternoon/evening providing a wonderful sheltered environment ideal for alfresco dining, evening drinks on its private garden whilst the majority of the surrounding properties will sit in shade.







- The property enjoys not only a view over the inner marina which forms the focal point of Port Pendennis but also an additional bonus view from the front of the house over the County Wharf to the larger ships which occasionally dock there and the sailing waters across to Flushing. Both the marina and Falmouth harbour are a source of constant maritime activity and having the facility of both literally on your doorstep is one of the reasons why Port Pendennis has always been so popular.
- 5 Tinnars Walk presents in immaculate order and has over 1,300sq.ft. of generously proportioned accommodation. On the ground floor is a beautifully appointed kitchen breakfast room with integrated appliances, space for six seater breakfast table, the sitting room is of generous proportion (19'7" x 17') with space for easy chairs and sofas with a Living Flame feature gas fire, space for six seater former dining table and double doors which open out onto the sunny southwest facing private terrace garden. Completing the ground floor is a useful utility room, a garage/store and a shower room/wc.
- There are 3 double bedrooms in total, the principal bedroom a good size double (14' x 11') with fitted wardrobe, 2 further double bedrooms and a beautifully appointed family bathroom. Bedrooms 1 and 2 enjoy views over the marina whereas bedroom 3 enjoys a view over County Wharf and Falmouth Harbour.



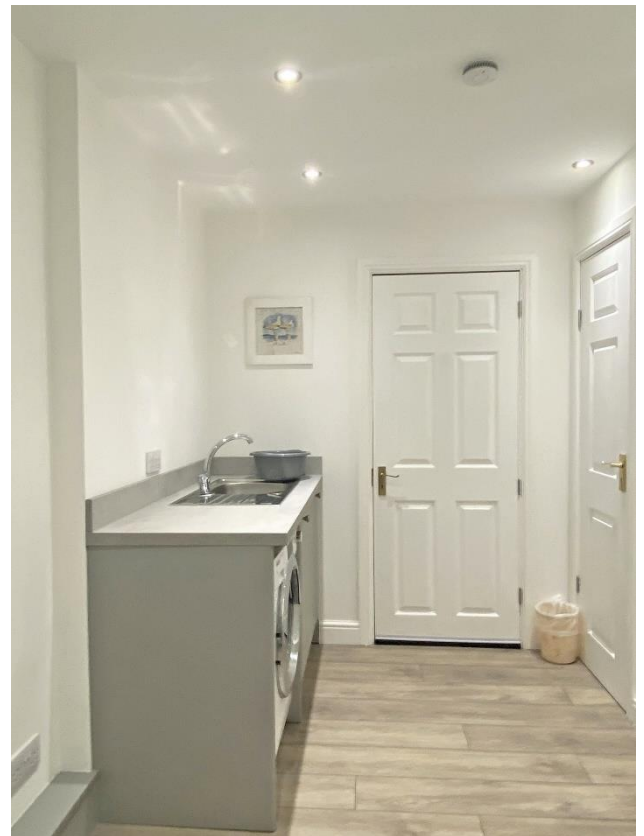
- To the rear of the house is a private paved sun terrace bounded by mature shrubs and palms giving this lovely sheltered area a degree of privacy from the marina whilst

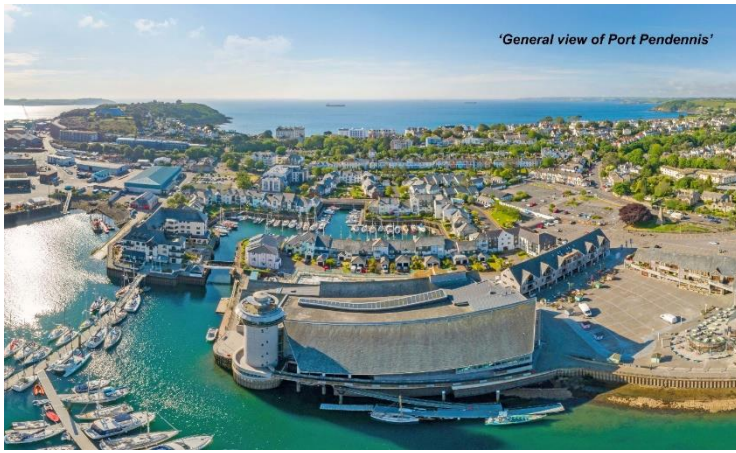


still having views over it with steps giving access to the marina basin, beyond this are communally maintained lawned gardens.



- The property has parking for 2/3 cars (more than most other properties on Tinnars Walk) and accessed off a quiet private road which also leads to the Lifeguard Station.
- Moorings within the marina or on the outside pontoon can be rented, subject to application and availability from the Marina Manager and there are of course deep water moorings available within Falmouth Harbour, subject to application from the Harbourmaster.
- Sold with immediate vacant possession, no onward chain. The simplicity of this in today's busy market can not be overstated.
- Ideal as a main or second home but certainly with an eye to low maintenance as the annual maintenance charge provides both buildings insurance, external redecoration and ongoing maintenance of roofs, gutters etc. and the gardens and communal areas thus providing an almost maintenance free environment for its residents.





'General view of Port Pendennis'



**A superb low maintenance townhouse in immaculate order and ready for immediate occupation enjoying one of the very best positions with a sunny south westerly aspect over the marina. The rarity of such opportunities can not be overstated and therefore immediate viewing is recommended by the vendors sole agent to avoid disappointment.**

## **LOCATION**

Port Pendennis offers what is a unique opportunity anywhere along the highly desired south coast of Cornwall to live within a highly secure and exclusive marina development which not only offers immediate access to possibly the finest day sailing waters in the country, but also ideally located for the excellent facilities of the booming port town of Falmouth with its beautiful seafront area with safe bathing beaches, all of which lie within a few minutes' walk away.

Falmouth now offers an ever improving range of shopping and restaurant facilities, all of which are within a level walk of the property, as well as the National Maritime Museum whose adjacent Events Square Piazza has become one of the focal points for this sought after harbourside town with a number of fantastic restaurants and also a Tesco Express. A nearby branch line provides direct access to the railway station at Truro which is on the main Penzance to Paddington line (approximately 4½ hours) and also nearby is the most attractive walk around Pendennis Point and along the seafront (Cliff Road) which leads to Castle and Gyllyngvase Beaches.

## **GENERAL INFORMATION**

**VIEWING** – Strictly by prior appointment through: Lillicrap Chilcott, Landrian House, 59-60 Lemon Street, Truro, Cornwall, TR1 2PE. Telephone: (01872) 273473. E-mail: sales@lillicrapchilcott.com.

**POST CODE** – TR11 3XZ.

**SERVICES** – Mains water, electricity, gas and drainage.

**COUNCIL TAX BAND** – Business rates. For Council Tax see [www.mycounciltax.org.uk](http://www.mycounciltax.org.uk).



**DIRECTIONS** – See town map. Do not go to the normal Port Pendennis entrance but instead continue around the corner and just past the Lifeguard Station and County Wharf where the driveway and parking for number 5 Tinnors Walk will be found on the left hand side.

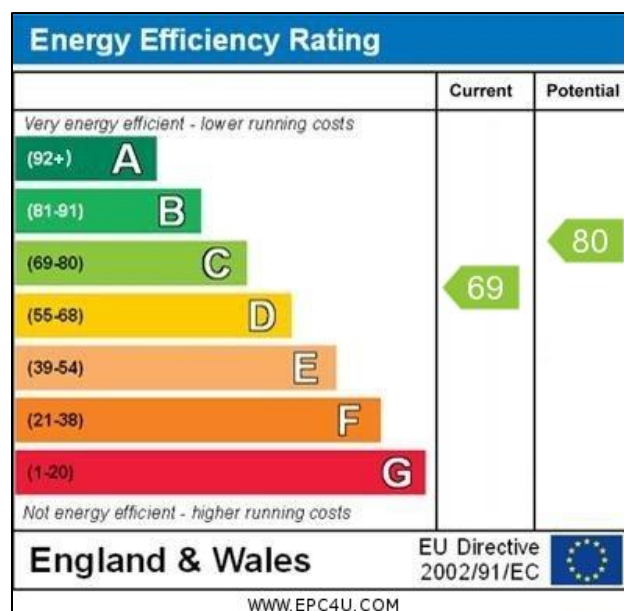
**TENURE** – Leasehold – Residue of 999 year lease (from 1998). The ground rent; 1 Cornish pasty. Maintenance charge £638.65 per quarter which includes, property maintenance, external decoration and maintenance of the common facilities, gardens, pathway etc. and also building insurance. The Managing Agent is Vickery Holman.

**AGENT'S NOTE** – The above particulars have been prepared as a general guide only for prospective buyers. Whilst we have endeavoured to provide a fair and reasonable description of the property, no specific survey or detailed inspection has been carried out in relation to the property, the services, the appliances and any fixtures and fittings or equipment. All buyers should rely on their own surveys and investigations in connection with any purchase of the property. All measurements, floor plans, dimensions, acreages and distances are approximate only and should not be relied upon for accuracy.

**OFFICE OPENING HOURS** – Monday to Friday 9.00am to 5.30pm. Saturday - 9.00am to 1.00pm. **NB: A number of staff are available for viewing appointments all day Saturday and all day Sunday.**

#### **THE PROPERTY OMBUDSMAN**

Approved Redress Scheme



Not to scale – for identification purposes only.

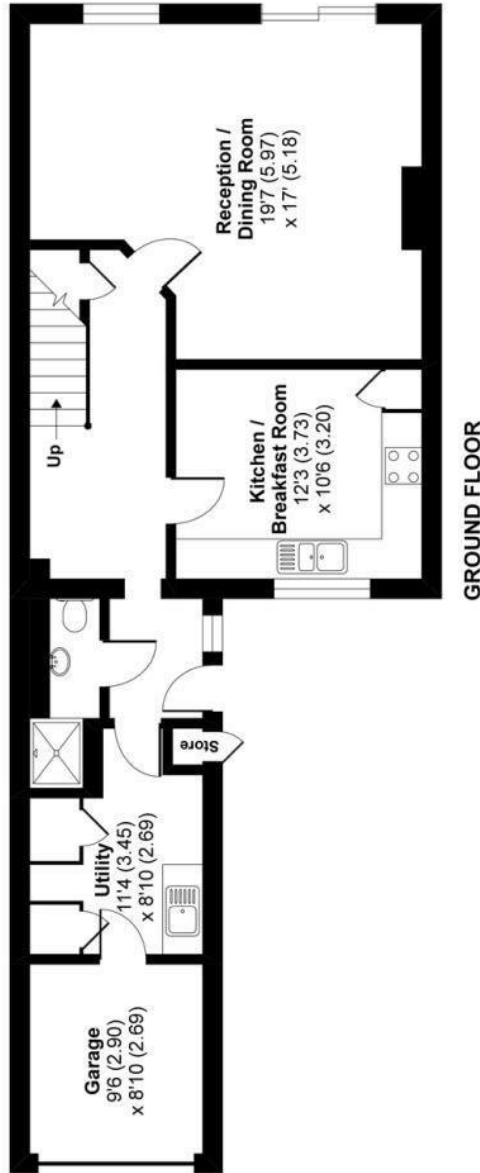
# Tinners Walk, Falmouth, TR11

Approximate Area = 1251 sq ft / 116.2 sq m (excludes store)

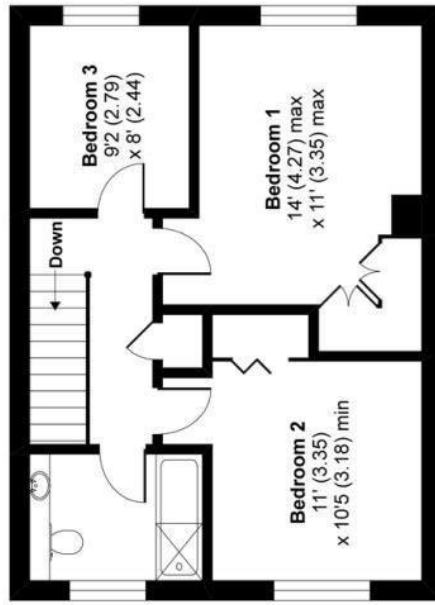
Outbuilding = 82 sq ft / 7.6 sq m

Total = 1333 sq ft / 123.8 sq m

For identification only - Not to scale



GROUND FLOOR

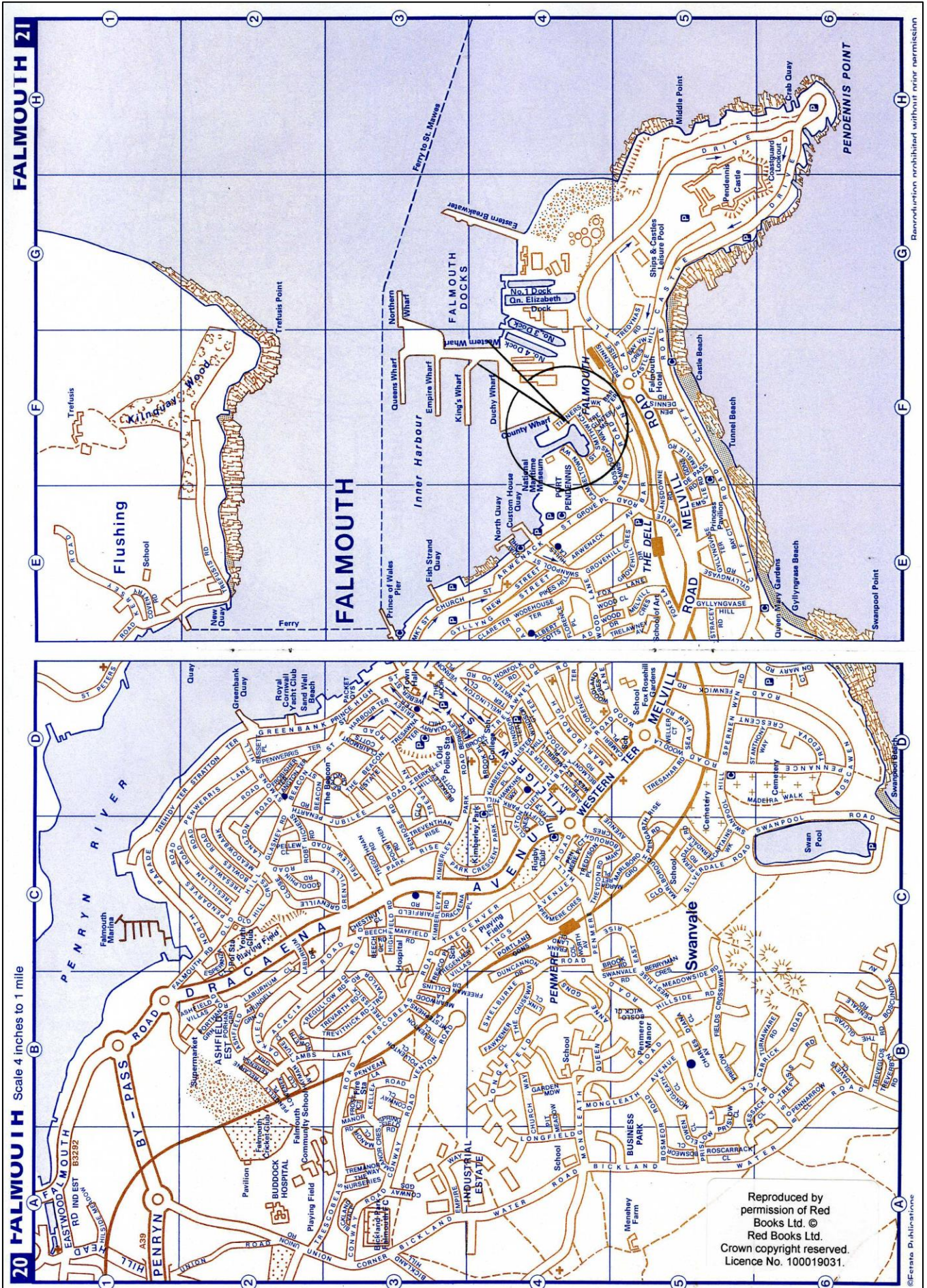


FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2020. Produced for Country & Waterside. REF: 674483







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