

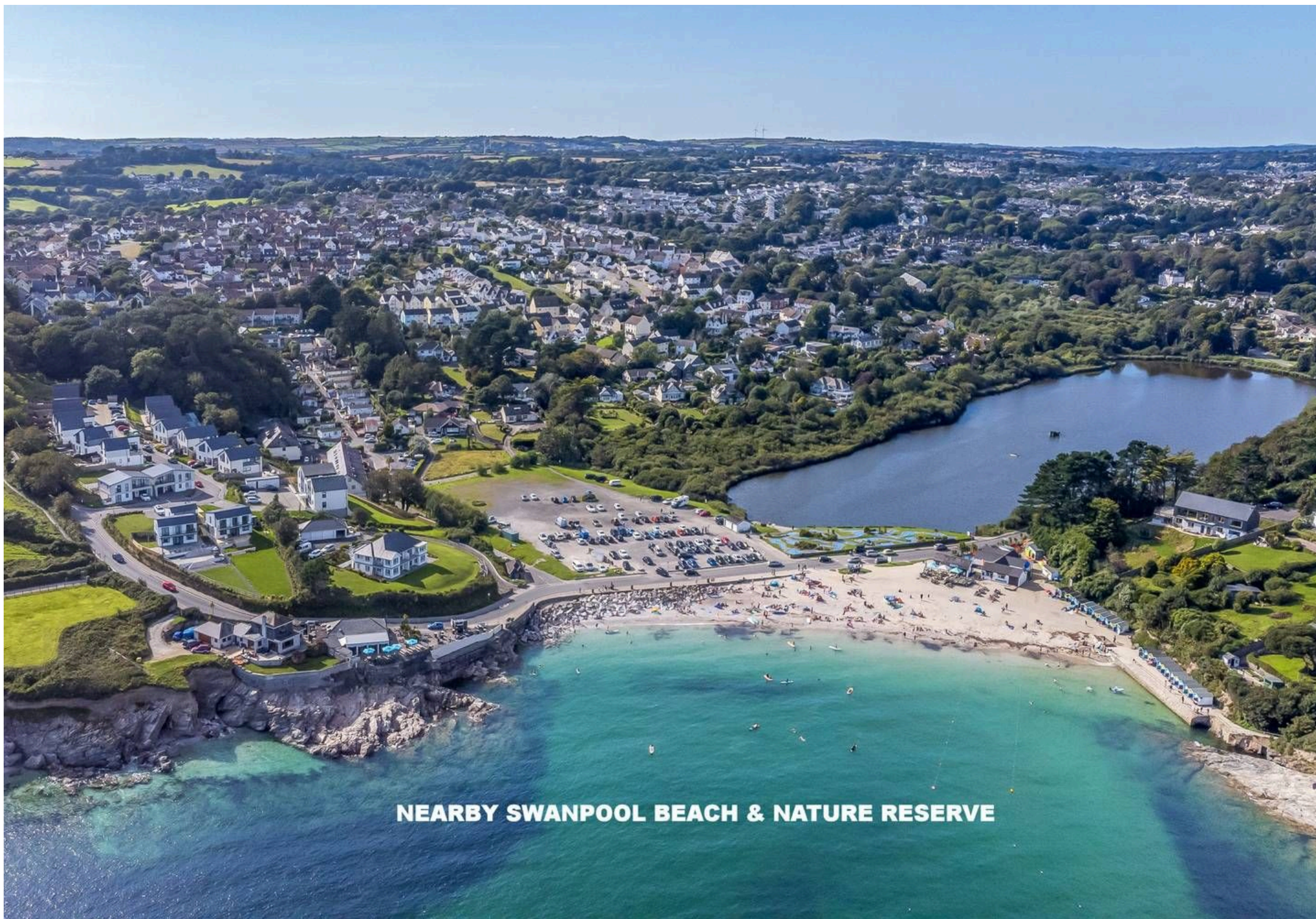


12 Marlborough Avenue, Falmouth

Guide Price **£595,000**



Heather & Lay
The local property experts



NEARBY SWANPOOL BEACH & NATURE RESERVE

- Fine 1930s house - first time for sale in almost 60 years
- Sought after residential 'no through' road between town and seafront
- Spacious, expanded 4 bedroom accommodation
- Generous, separate sitting & dining rooms
- Bath/shower rooms, up and downstairs
- Delightfully established plot and garden
- Driveway parking for 3/4 cars
- An outstanding family home, available with no onward chain

THE LOCATION

Trenavin, 12 Marlborough Avenue occupies a very special residential spot, much sought after for its convenient setting between Falmouth town and harbourside, seafront and beaches. The house lies along a no through road with only neighbouring cars passing, and indeed where one can leave the car at home and reach the town, nature reserve and beaches within a leisurely 10-15 minute walk. It's a great position where the prominent and individual homes here seldom become available, and cause quite a stir when they do. The highly regarded Marlborough Primary School is just a few hundred yards away, as is Penmere Railway Station, providing a convenient link to the mainline at Truro, for Exeter and London Paddington. 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. Falmouth is a wonderful place to live and is renowned for its maritime facilities which offer some of the best boating and sailing opportunities in the country.

EPC: E

Council Tax: E

Services: Mains electricity, gas, water & drainage.



THE PROPERTY

Trenavin has been a much loved home, in the current family's ownership for almost 60 years. In this time it has been thoughtfully expanded to fit the growing family's requirements and needs. The accommodation is nicely proportioned and very well cared for, although most prospective buyers may budget to modernise, to one degree or another. There are four bedrooms, a bathroom and separate WC upstairs and two good sized living rooms down. The extended lounge has a step free shower room beside and access out via sliding patio doors onto a generous terrace overlooking the rear garden. There is plenty of light flooding in at Trenavin; windows are UPVC double glazed and a gas fired boiler fuels radiator central heating and hot water supply. Built in the late 1930s we believe, at a time of decent garden sizes and spacing, Trenavin has a wonderfully established and well stocked garden with parking space for 3 or 4 cars on the driveway and with a pleasant outlook to the rear. All in all, this is a rarity and a great opportunity to own a distinctive and spacious detached home in one of the best residential spots in Falmouth.

ACCOMMODATION IN DETAIL

(ALL MEASUREMENTS ARE APPROXIMATE)

Wooden and obscure glazed door to...

HALLWAY

13' 5" x 5' 5" (4.09m x 1.65m)

Staircase to first floor. Radiator. Large, walk-in under stair cupboard. Electric Consumer Unit and meter. Wooden and multipane doors to sitting room, dining room and kitchen.

SITTING ROOM

19' 10" (6.05m) x 12' (3.66m) increasing to 20' 3" (6.17m) in sitting recess with sliding double glazed doors and windows overlooking and accessing the rear terrace. Fireplace with inset gas living flame fire and raised stone hearth. Obscure glazed and panelled door to.....







SHOWER ROOM/WC

7' 9" x 7' 9" (2.36m x 2.36m)

Modern, nicely fitted and comprising a large step free shower cubicle, 'Mira' electric shower, dual flush 'RAK' WC and a 'RAK' hand basin. Splashback and mirror behind. Chrome heated towel radiator. Built-in cupboard and shelving. Ceiling spotlights. Extractor.

DINING ROOM

14' 5" x 12' 9" (4.39m x 3.89m)

A fine room with UPVC double glazed bowed window. Stone surround fireplace and hearth with inset gas, living coal flame fire. Two radiators. Picture rail.

KITCHEN

11' 8" (3.56m) reducing to 10' 4" (3.15m) x 9' (2.74m) Painted wooden base and eye level cupboards and drawers with roll top work surfaces and inset one and a half bowl stainless steel sink and drainer with mixer tap. UPVC double glazed window to rear garden. Space for under counter fridge and freezer and cooker. Tile splashback. Radiator. Ceiling spotlights.

CLOAKROOM

Floor and wall tiled. Obscure double glazed window to side. WC and hand basin. Heated towel radiator.

FIRST FLOOR

Turning stairs and rail to half and full landing, accessing the four bedrooms, bathroom and separate WC.

LANDING

UPVC double glazed window to front. Built-in airing cupboard housing insulated hot water tank and immersion, shelves. Access to part boarded loft space with retractable ladder.

BEDROOM ONE

12' 8" (3.86m) x 9' 10" (3m) to front of panel and mirror fronted wardrobe and cupboard space. UPVC double glazed window to front. Radiator. Picture rail. Built-in bedside chests and chest of drawers.







**BEDROOM TWO**

12' 0" x 10' 7" (3.66m x 3.23m)

UPVC double glazed window to rear with views south towards Swanpool direction.

BEDROOM THREE

Built-in pine wardrobe and cupboards, bed head, bedside chests and over-bed lockers. Hand basin. Radiator. Picture rail.

BEDROOM FOUR

17' 9" x 8' 2" (5.41m x 2.49m)

UPVC double glazed window to front and back with pleasing elevated view south towards Swanpool direction. Hand basin with cupboard beneath. Chrome heated towel radiator.

BATHROOM

Enamel, metal bath with 'Mira' shower over. Pedestal hand basin. Obscure UPVC double glazed window to side. Radiator. Tile and painted panelling to walls. Cupboard.

SEPARATE WC

In white. Obscure UPVC double glazed window to side.

BEDROOM

9' 0" x 8' 5" (2.74m x 2.57m)

UPVC double glazed window to rear. Built-in shelved cupboard. Radiator. Picture rail.



FRONT GARDEN Number 12 is set nicely back from the road with hedges to each side and an established screen of shrubs to the front including palm, fir, myrtle, camellia and roses. Brick paved driveway leading from Marlborough Avenue, with off-road parking space for three or four cars to ...

FORMER GARAGE (now a store) Now a useful store 9'2" x 8'3", the rear of the original garage having been converted into the shower room./WC.

Steps and path to the side courtyard and rear garden. Access to the front door.

SIDE COURTYARD Enclosed and private, access from the side porch and kitchen, leading around to the rear garden. Paved with pergola. Bin store area.

CELLAR SPACE Housing the gas fired boiler fuelling radiator central heating and hot water supply.

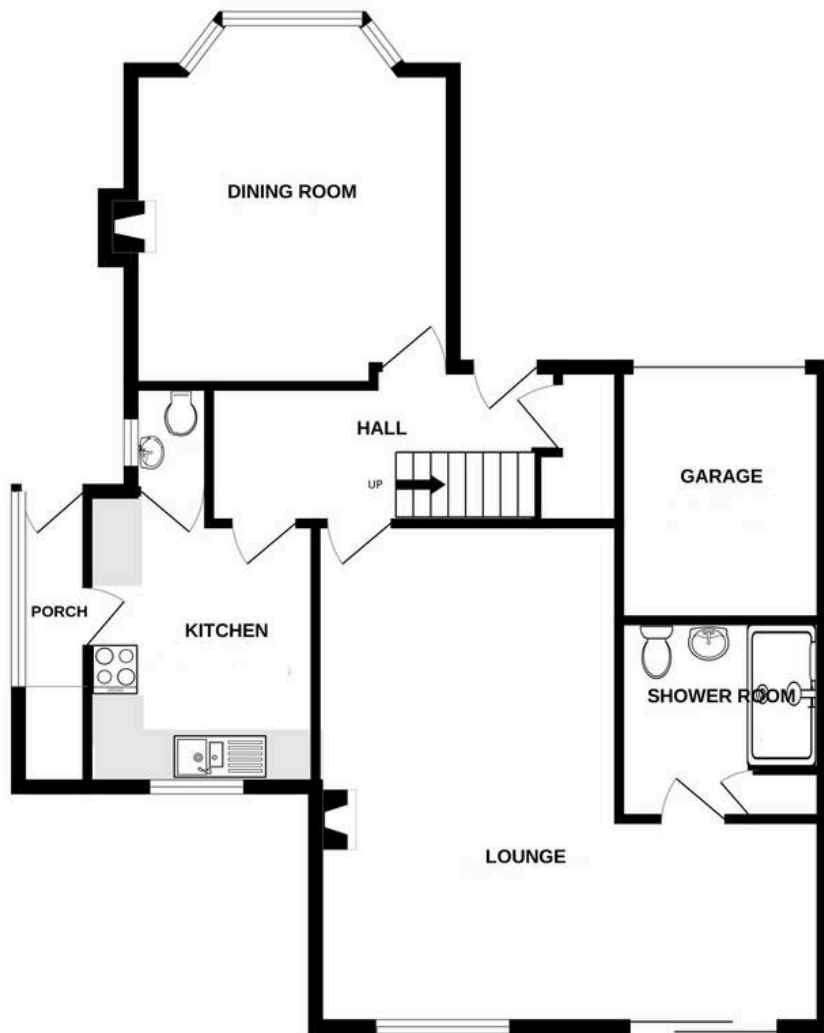
RAISED PAVED TERRACE 16' x 6' Accessible from sliding UPVC double glazed doors from the sitting room, down steps to the...

REAR GARDEN Trenavin is set within a lovely, established and richly stocked garden, facing South and East to the rear. Enclosed by timber panel fencing and dense hedging with areas of lawn, pathways, beds and borders containing choice shrubs including camellias, azaleas, roses and with honeysuckle arches. Palm and copper beech trees. Stable door to...

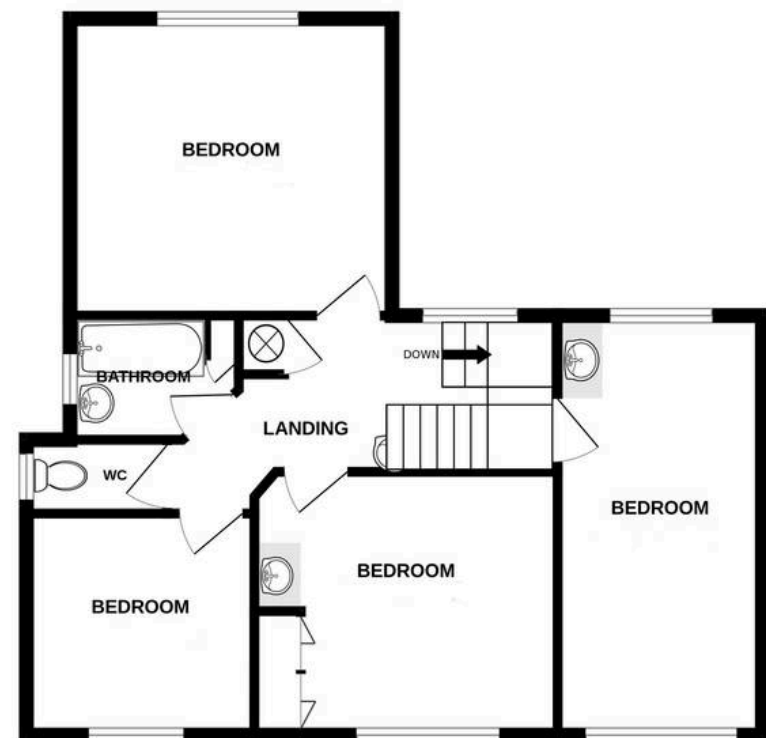
WORKSHOP - situated at the bottom of the garden. Block built about 8' x 7' (2.44m x 2.13m). Outside power points.

AGENTS NOTE: The concrete screening test from 2025 states "The samples taken and assessed have produced an overall Classification A2, identifying 2 types of satisfactory concrete following Stage II assessment . Therefore, we are of the opinion that the property may be considered suitable for standard purchase/mortgage purposes, when related to this subject."

GROUND FLOOR
858 sq.ft. (79.7 sq.m.) approx.



1ST FLOOR
625 sq.ft. (58.1 sq.m.) approx.



TOTAL FLOOR AREA : 1483 sq.ft. (137.8 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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