



36 Trenoweth Road, Falmouth

Guide Price £340,000 FREEHOLD



Heather & Lay  
*The local property experts*





## THE LOCATION

Located in a quiet cul-de-sac within the popular Goldenbank area on the fringes of Falmouth, this property enjoys a peaceful yet highly convenient setting. Just a short walk from one of the UK's top 50 beaches - Swanpool Beach, as featured in The Sunday Times and one of only a few beaches in Cornwall to make the list. Served by a regular bus route, it offers easy access to Falmouth's vibrant town centre, renowned for its mix of independent and national shops, local galleries, and a diverse range of restaurants, cafés, and pubs. The area is ideal for families, with excellent local schooling including Marlborough School nearby, well-regarded primary and secondary schools, and independent schools in Truro. Falmouth University, world-class maritime facilities, and two train stations, Penmere and Falmouth Town, offer direct links to Truro, Exeter, and London Paddington, making this a well-connected location. The property sits within a modern development along Trenoweth Road, approximately 1.5 miles from town and less than half a mile from the coast and beaches. Elevated views from the rear overlook the sea, and local amenities such as shops at Boslowick and a Co-op are within easy reach. The area also boasts access to the South West Coast Path, Carrick Roads, and several sandy beaches, all set against the backdrop of Falmouth's celebrated cultural calendar, including Falmouth Week, the Oyster Festival, and the Sea Shanty Festival. With its blend of natural beauty, community spirit, and strong transport links, it's no surprise that Falmouth is consistently ranked among the top five places to live in the UK.

**Council Tax band:** C

**EPC Energy Efficiency Rating:** C

**Services:** Mains electricity, gas, water & drainage.



- Three Storey Home With Three Double Bedrooms
- Master En-suite With Sea Views
- Garage & An Allocated Parking Space
- Enclosed Rear Garden With Raised Decking
- Located Moments From Swanpool Beach
- Cul-De-Sac Position Away From Main Roads
- NO ONWARD CHAIN
- Successful Rental For Last 20 Years

## THE PROPERTY

This attractive end-of-terrace townhouse spans three floors and offers spacious, well-balanced accommodation in a desirable coastal location. The ground floor features a welcoming entrance hallway with a cloakroom/WC, a bright bay-fronted sitting room, and a well-appointed kitchen/dining area that opens directly onto the rear garden, ideal for modern family living and entertaining. Upstairs, the first floor offers two generous double bedrooms and a family bathroom, while the entire top floor is dedicated to a spacious principal bedroom with en-suite shower room and elevated sea views across Swanpool Bay. All rear-facing rooms enjoy glimpses of the sea, with the best views reserved for the master suite, where the full expanse of the bay can be truly appreciated. The property benefits from gas central heating and double glazing throughout, ensuring comfort and efficiency. Outside, the rear garden is designed for easy maintenance with a raised decked terrace enjoying a sunny aspect and sea views, and a further lower decked area providing ample space for outdoor dining and relaxation. A rear gate provides access to a garage and an allocated parking space closeby. Offered to the market with no onward chain and vacant possession, this is a fantastic opportunity to acquire a well-proportioned home in a sought-after part of Falmouth, ideal for families, professionals, or those seeking a peaceful retreat by the sea.

## ACCOMMODATION IN DETAIL

(ALL MEASUREMENTS ARE APPROXIMATE)

A modern and obscured upVC triple lock front door leading into....

### ENTRANCE HALLWAY

White panel doors providing access to the living room and a downstairs WC, stairs to the first floor. RCD fuse box, thermostat control and radiator.







## LIVING ROOM

Lovely living space enjoying light flooding in from the large bay window to the front aspect. BT Openreach connection for broadband, TV aerial and plug sockets. Two radiators and an opening leading into...

## KITCHEN/DINER

Fully fitted kitchen and space for dining with window to rear aspect as well as French patio doors giving access to rear garden. Vinyl flooring, radiator, lighting, base and eye level units, worktop, tiled splashback, one and a half stainless steel sink with drainer, oven, four ring gas hob, extractor over, under counter space and plumbing for washing machine and space for tall fridge/freezer. Cupboard housing gas boiler.

## DOWNSTAIRS WC

Great sized downstairs cloakroom with access to a large under stairs cupboard. Radiator, lighting, extractor, low level flush WC, pedestal wash basin with tiled splashback.

## FIRST FLOOR LANDING

Stairs rise from the entrance hallway and open onto a good-sized first-floor landing. White panel doors access two double bedrooms and a family bathroom. Window to front aspect, storage cupboard housing modern hot water pressurised tank with shelving. Radiator.

## BEDROOM TWO

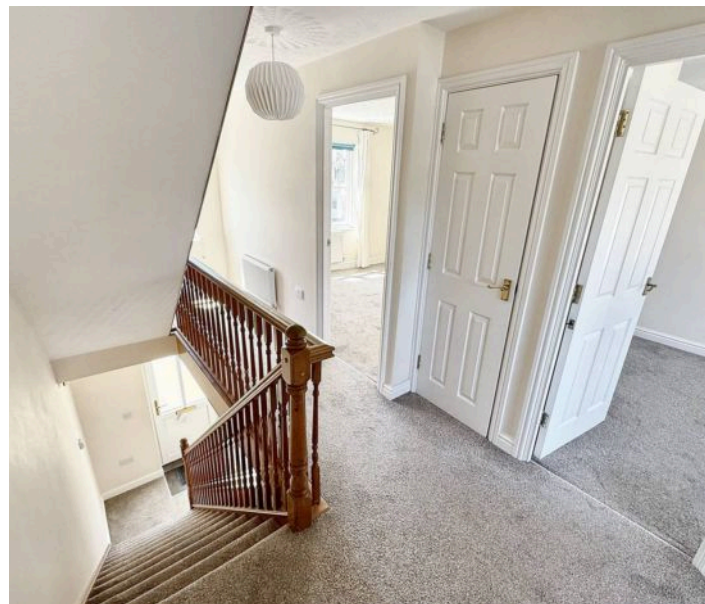
Great-sized double bedroom with window to rear aspect, enjoying sea views. Carpet, recessed area for wardrobe storage, radiator, lighting.

## BEDROOM THREE

A third double bedroom with a window to the front aspect. Carpet, radiator, lighting.

## BATHROOM

Family bathroom with obscure double glazed window to rear aspect. White three-piece suite comprising bath with side panel, glass screen, mains shower fixing over and fully tiled surround, WC and pedestal wash basin. Radiator, extractor fan and shaver points.





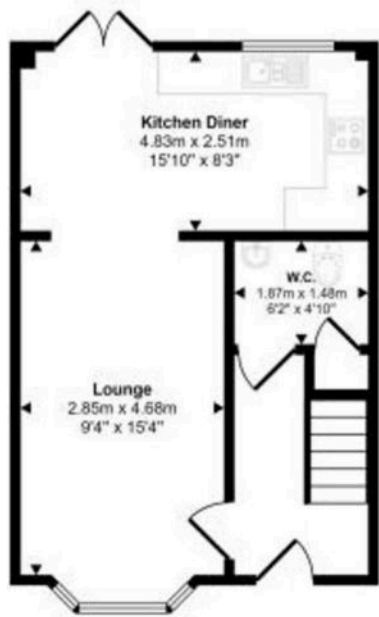




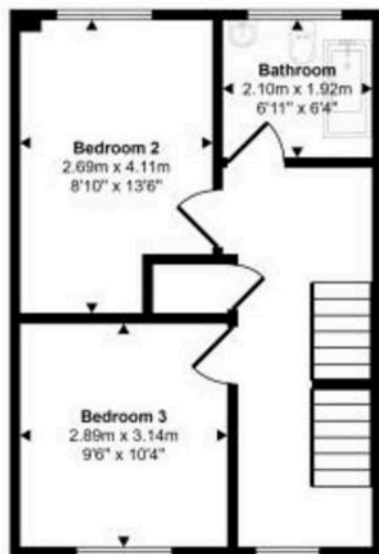




Approx Gross Internal Area  
99 sq m / 1061 sq ft



Ground Floor  
Approx 36 sq m / 391 sq ft



First Floor  
Approx 36 sq m / 393 sq ft



Second Floor  
Approx 26 sq m / 277 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

## SECOND FLOOR LANDING

Stairs rise to the second floor, a small carpeted area with a radiator, lighting and a storage cupboard, white panel door to ...

## BEDROOM ONE

Running the full length of the property, this impressive master bedroom features a large recess area for storage, dual-aspect windows to the front and rear, with the rear offering elevated sea views towards Swanpool Beach and the nature reserve. Carpet, two radiators, lighting, access to loft space and a separate door to...

## SHOWER EN-SUITE

Comprising a shower cubicle with tiling surround, mains shower fixing and glazed sliding screen, WC with low level flush and a pedestal wash basin with tiled splashback. Extractor fan and radiator.

## FRONT GARDEN

Entrance from the road onto a paved pathway leading to the front door. Attractive grassed area with mature borders. Outside lighting.

## REAR GARDEN

A South/East facing garden enjoying sea views towards Falmouth Bay. A raised decked area with space for dining and steps down to an easily maintained area enjoying day round sunshine, further raised decking, planted borders and a gravelled pathway leading to the rear gate. Enclosed by wooden fencing on all three sides. Outside tap and lighting.

## SINGLE GARAGE 17' 6' x 8' 6'

Situated to the rear of the property and within close proximity is the garage in a block of three with a coach house apartment above. Block built with a recently installed up-and-over metal garage door.

## ALLOCATED PARKING

An allocated parking space is located to the rear of the property and within close proximity.







## Heather & Lay

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