



goundrys
SALES

Trenoweth Road, Falmouth
Falmouth

£288,000

Bedrooms: 2

Bathrooms: 1

Receptions: 1

This well-cared, and recently updated two-bedroom coach house offers open-plan living, generous outdoor space, and flexible accommodation, making it an ideal choice for first-time buyers.

Situated in a desirable location, the property enjoys gardens to two sides, providing more outdoor space than typically found in homes of this size (in our opinion) – perfect for relaxing, entertaining, or even cultivating your own garden.

On the ground floor, the garage door has been boarded up by the previous owners to create a useful storage area, which our clients currently use as a study. However, this could easily be reversed if desired, restoring the space to its original use for vehicle parking.

Upstairs, the property features two bedrooms, a well-appointed bathroom, and a kitchen that is open-plan to the living area – creating a bright and sociable space for everyday living.

With its adaptable layout and generous garden space, this home is perfect for first-time buyers or those looking to downsize without compromising on outdoor living.

Previous planning permission was granted to extend the property and formally convert the garage. While we believe this has now lapsed, full details can be found on the planning portal (PA18/06523)

Location - Swanpool, Falmouth

Found in Swanpool, this property is only a 10/15 minute walk from the beach.

Falmouth, located along the stunning southern coast of Cornwall, is renowned for its scenic beaches, thriving cultural scene, and rich maritime heritage. The town's lively high street boasts an eclectic mix of independent shops, art galleries, charming cafes, and diverse restaurants, offering a dynamic and welcoming atmosphere all year round. Residents can unwind at the beautiful Gyllyngvase Beach, while enjoying fantastic transport connections to nearby cities such as Truro, London, Exeter, and Bristol.

With its perfect blend of coastal beauty and a thriving cultural landscape, Falmouth is a sought-after destination for both homeowners and property investors eager to be part of this vibrant Cornish community.





Information

The information provided in this listing, including any details relating to material facts, is offered in good faith and to the best of our knowledge. However, purchasers are strongly advised to satisfy themselves as to the accuracy of any information provided, as these details are not to be relied upon.

We recommend that all information—particularly relating to boundaries, tenure, planning, covenants, and other legal matters—be verified by your solicitor upon the commencement of a sale.

Please note, we do not act in the capacity of a Chartered Surveyor. Any comments regarding the construction, condition, or structure of the property are assumptions and should not be treated as statements of fact. We strongly advise that an independent surveyor be instructed to carry out a full inspection for confirmation of these details.

Measurements are approximate and for guidance purposes only. Any items, fixtures, or fittings referred to in these particulars are not necessarily included in the sale unless specifically stated within the Fixtures and Fittings forms provided by the seller and confirmed via the conveyancers.

Material Information

Tenure : Freehold

We understand this property also has the freehold over the leases for the garages beneath.

Council Tax Band : B (Source : <https://www.tax.service.gov.uk/check-council-tax-band/property/211a114f-9786-72fa-1905-10b417e5ea28>)

Construction Type : Construction not confirmed by a professional. Please refer to your surveyors' comments.

Age of Construction: Age of construction not confirmed by a professional. Please refer to your surveyors' comments.

Heating: Gas

Water Supply: We believe this property is on mains supply.

Sewage: We believe the property is on mains drainage.

Electricity: We believe this property is on mains supply.

EPC: C74

Broadband: 6 TO 1000MBPS download speeds (Source Ofcom Broadband Checker)

Mobile Availability : Prediction, not a guarantee – Indoor: Limited , Outdoor Likely – (Source Ofcom Mobile Checker)

For further material information, please see the relevant section(s) provided by this website.

ANTI-MONEY LAUNDERING REGULATIONS – Purchasers

It is a legal requirement that we receive verified identification from all buyers before a sale can be instructed. We ask for your cooperation on this matter to ensure there is no unnecessary delay in agreeing a sale. We will inform you of the process once your offer has been accepted.

PROOF OF FINANCE – Purchasers

Before agreeing a sale, we will require proof of your financial ability to purchase. Again, we ask for your cooperation on this matter to avoid any unnecessary delays in agreeing a sale and we will inform you of what we require prior to agreeing a sale.



Truro Sales

Treleaven House E5 Threemilestone Industrial Estate Threemilestone Truro TR4 9LD

01872 242425

truro@goundrys.co.uk

<https://www.goundrys.co.uk/>