

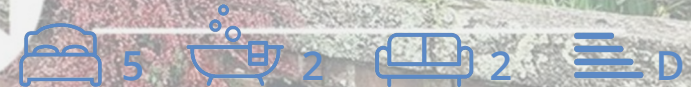


TOM WILLS
PERSONAL PROPERTY AGENTS

71 Marlborough Road
Falmouth, TR11 3LN
£465,000



TOM WILLS



71 Marlborough Road

Falmouth, TR11 3LN

A superb three-storey, five-bedroom period townhouse located on the highly sought-after Marlborough Road, close to Woodlane and within walking distance of the town centre and seafront.

This fine example of a Victorian terraced house has been extensively improved by the current owners, including the conversion of the loft into a fifth bedroom, completed with all the necessary consents. The three-storey house retains many original features and character, including much of the original joinery, such as authentic exposed moulded skirtings, architraves, picture rails, panelled doors, and a turning, part-galleried staircase.

- 5 bedrooms
- 2 shower rooms
- 3-storey home
- 2 reception rooms plus kitchen/dining room
- Sunny decked courtyard garden
- Highly sought-after period terrace
- Extremely well maintained
- Compliant loft conversion
- No onward chain





A broad panelled entrance door opens into a porch and into a deep reception hall which leads to a fine lounge with picture rail, gas coal-effect fire and broad bay window to the front elevation. There is a separate dining room with uPVC double glazed windows overlooking the rear courtyard garden, and superb family sized kitchen/breakfast room which has been comprehensively fitted with a range of wall and base units. To the rear of the kitchen is a useful utility room with further door leading to a separate shower room, and uPVC double glazed door leading onto the well enclosed decked, rear courtyard garden.



To the first floor, an attractive split-level landing leads to the four bedrooms, two of which are doubles, as well as to the shower room. A further staircase rises from the landing to the second floor (fifth) bedroom, with skylight to the rear elevation.

The garden to the rear has been decked for ease of maintenance, are completely walled for security and privacy, providing attractive outdoor entertaining space and include a useful timber workshop/store and decked lower terrace with timber gate to the rear access lane. If preferred, off-road parking within this area could be provided if an area of the raised decking were to be removed.



THE SITUATION

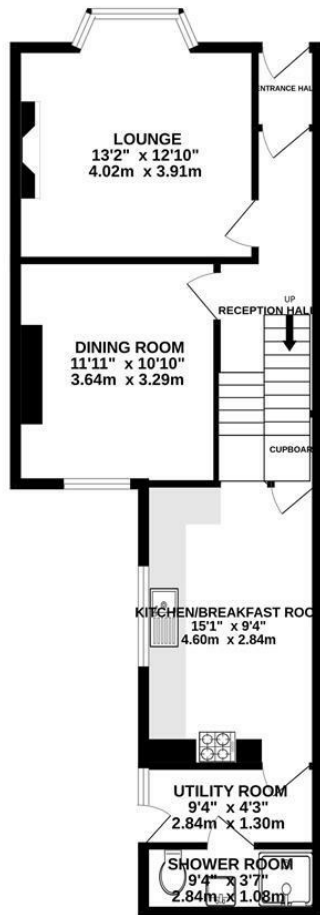
Marlborough Road has always been popular due to its excellent position, almost equidistant from Falmouth seafront, harbourside and town centre. This particular house stands in a convenient position half way along the road with on street parking. At the foot of Marlborough Road is Western Terrace which leads to Melvill Road, Fenwick Road and then Gyllyngvase Beach. The other end of Marlborough Road leads to Wodehouse Terrace, where stunning views over Falmouth Harbour can be enjoyed.

ADDITION INFORMATION

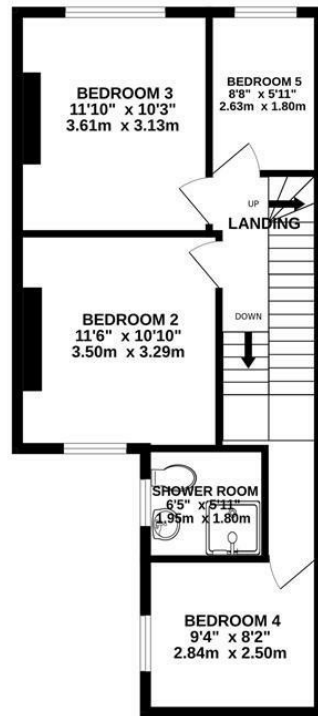
Tenure - Freehold. Possession - Vacant possession from July 2025 with the benefit of no onward chain. Services - Mains gas, electricity, water and drainage. Council Tax - Band C. EPC rating - D (56). Gas fired central heating. **VIEWING ARRANGEMENTS - BY APPOINTMENT WITH TOM WILLS PROPERTY AGENTS.**



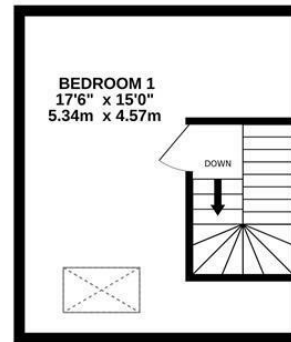
GROUND FLOOR
584 sq.ft. (54.3 sq.m.) approx.



1ST FLOOR
498 sq.ft. (46.3 sq.m.) approx.



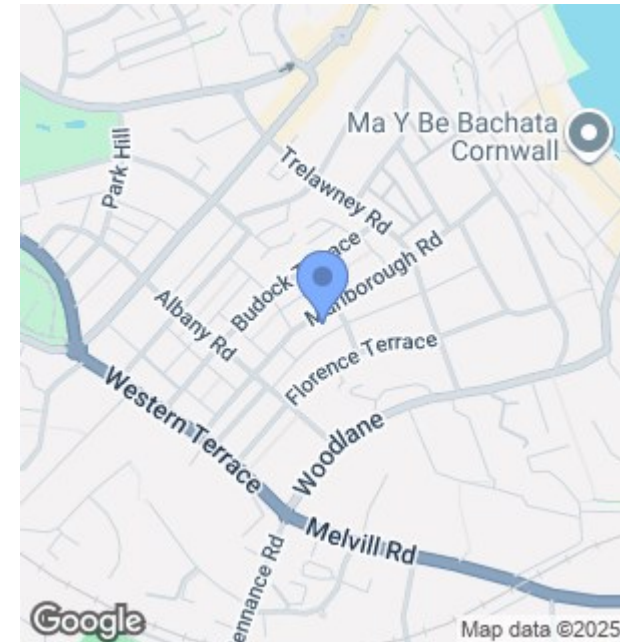
2ND FLOOR
263 sq.ft. (24.4 sq.m.) approx.



71 MARLBOROUGH ROAD FALMOUTH TR11 3LN

TOTAL FLOOR AREA: 1496sq.ft. (139.0 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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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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