



**TOM WILLS**  
PERSONAL PROPERTY AGENTS

**3 Glasney Road**  
Falmouth, TR11 2QA  
**£345,000**





### 3 Glasney Road

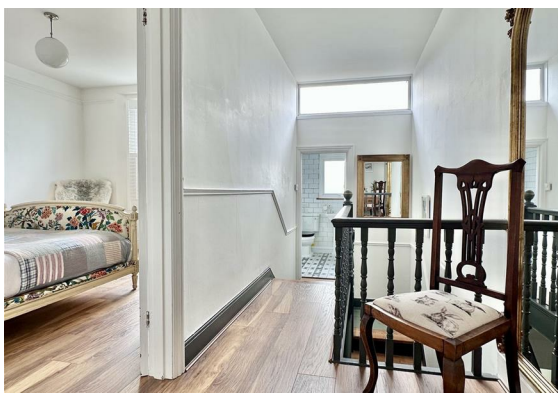
Falmouth, TR11 2QA

This charming period townhouse, believed to be Edwardian, is situated just a short walk from the town centre and is offered with no onward chain. The property offers recently modernised accommodation while retaining many original features, including a timber staircase, fireplaces, tall ceilings, porch tiling, a bay window in the sitting room, and traditional joinery. The home enjoys both front and rear gardens, with double parking available beyond the rear garden.

- No onward chain
- 3 bedrooms
- 2 reception rooms
- Retro-style bathroom plus outside shower
- Lovely sunny rear gardens
- Double parking
- Large storage shed
- Many original features
- Bespoke shutter blinds
- Scope for attic conversion - subject to consents

#### ADDITIONAL INFORMATION

Tenure - Freehold. Possession - Vacant possession from September 2025 with no onward chain. Services - Mains gas, electricity, water and drainage. Council Tax - Band B. EPC rating - 69 (B). Gas fired central heating. VIEWING ARRANGEMENTS - BY APPOINTMENT WITH TOM WILLS PROPERTY AGENTS.







### THE PROPERTY

Our clients have significantly enhanced the interior of this charming terraced home, thoughtfully updating the accommodation while preserving the character of its original era. Recent improvements include the addition of fitted shutter blinds to the UPVC windows, a stylish retro-inspired bathroom, a farmhouse-style kitchen, and even an outdoor shower—perfect for rinsing off after a day at the beach.

The property is centrally heated via a gas-fired boiler, complementing the two original fireplaces that still remain. A particularly noteworthy feature is the spacious landing, which could easily accommodate a staircase should one wish to convert the attic into additional living space.

### THE LOCATION

Glasney Road enjoys a convenient location between Falmouth Marina at Ponsharden and the vibrant town centre of Falmouth. Within just a few minutes' walk, residents have access to a range of local amenities, including Falmouth Primary School, a general store, laundrette, fish and chip shop, hairdresser, and a bakery.

Falmouth itself is a thriving and increasingly popular coastal town, often voted one of the most desirable places to live in the UK. Renowned for its prestigious Art School and as a host of international sailing events, the town attracts both residents and holidaymakers alike.



Visitors and locals enjoy the stunning beaches, scenic river trips from its many quays and wharves, and a wealth of quality restaurants, independent shops, art galleries, and cosy cafés. The ever-growing student population brings a dynamic energy to the town, further enhanced by a packed calendar of festivals and events, including Falmouth Week, the Oyster Festival, the Sea Shanty Festival, and the world-famous Tall Ships.

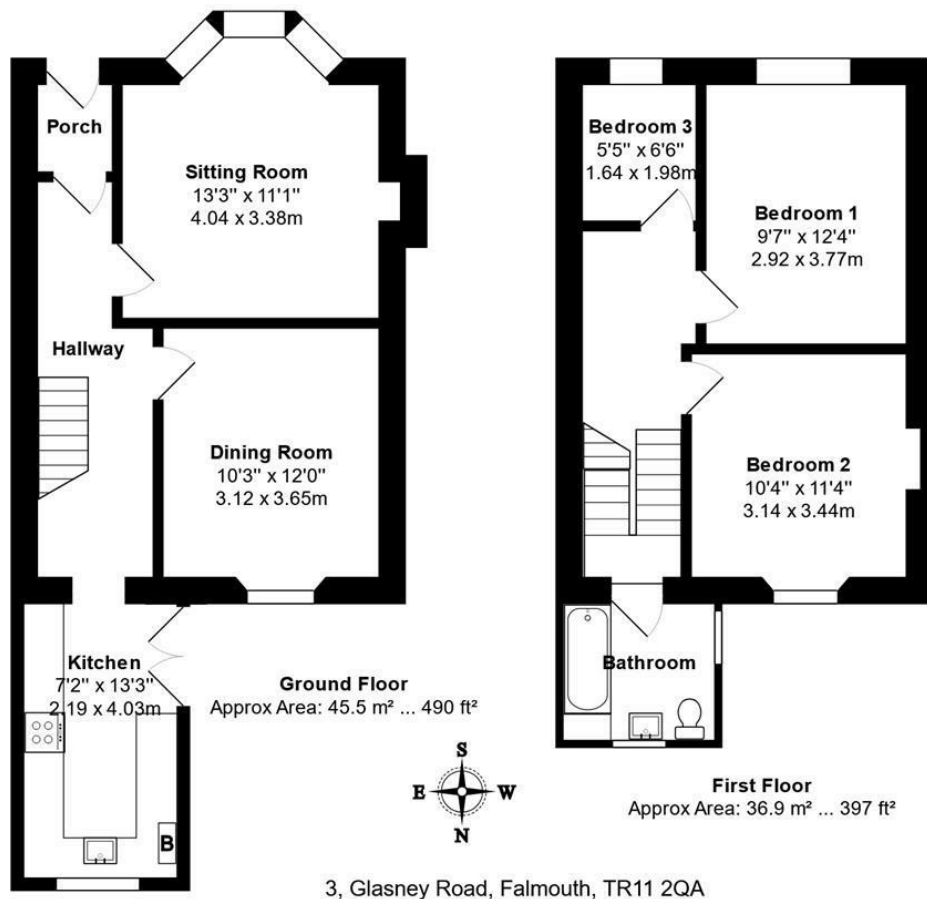
Overall, this is a thoroughly attractive home, ideally located just a short stroll from the town centre and the beautiful Bassett Street Gardens, which offer captivating views of the harbour. The sunny rear garden leads to a valuable double parking area beyond—a true asset for any homeowner in Falmouth.

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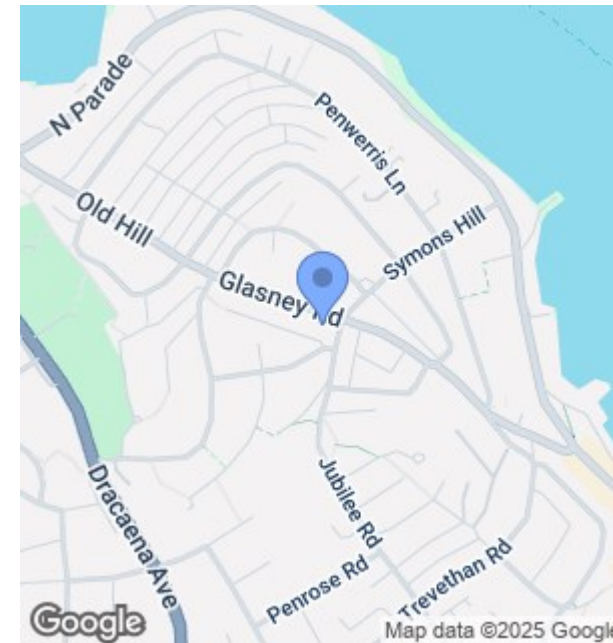
3, Glasney Road, Falmouth, TR11 2QA

Total Approx Area: 82.4 m² ... 887 ft²

All measurements are approximate and for display purposes only

**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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## Energy Efficiency Graph

