



TOM WILLS
PERSONAL PROPERTY AGENTS

27 Albany Road
Falmouth, TR11 3RN
£495,000



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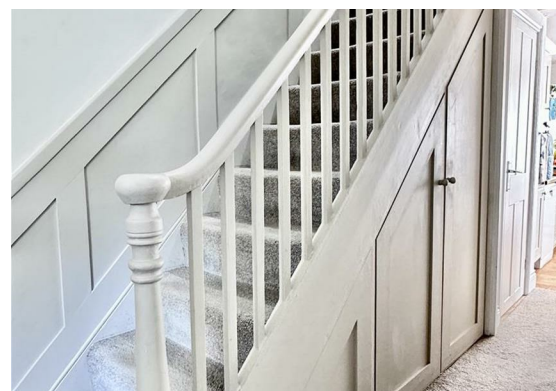
27 Albany Road

Falmouth, TR11 3RN

A superb three-bedroom townhouse, full of charm and character, enhanced by a wealth of original features and a stunning kitchen/dining room renovation completed by the current owners. To the rear, the property boasts a sunny, vibrant and level garden, surprisingly private, and beautifully landscaped.

- 3 bedrooms
- Bathroom plus wet room
- 2 reception rooms
- Many original features from circa 1890
- Highly desirable tree-lined road
- Equidistant from town centre and seafront
- Level and secure rear garden
- Many recent improvements
- Superb kitchen/breakfast room
- Ample on-street parking





27 Albany Road is a wonderfully authentic period home, offering generous proportions throughout and retaining many features from its circa 1890 construction. These include high ceilings with ornate cornicing, a feature fireplace in the living room, sash windows with a front-facing bay, a staircase with original timber handrails, detailed architraves, traditional joinery, and potentially exposed floorboards beneath the current carpeting.

In recent years, the owners have carried out significant interior improvements, including a complete remodel of the kitchen and dining area with high-quality fittings, an upgraded bathroom suite, and full redecoration throughout the home.

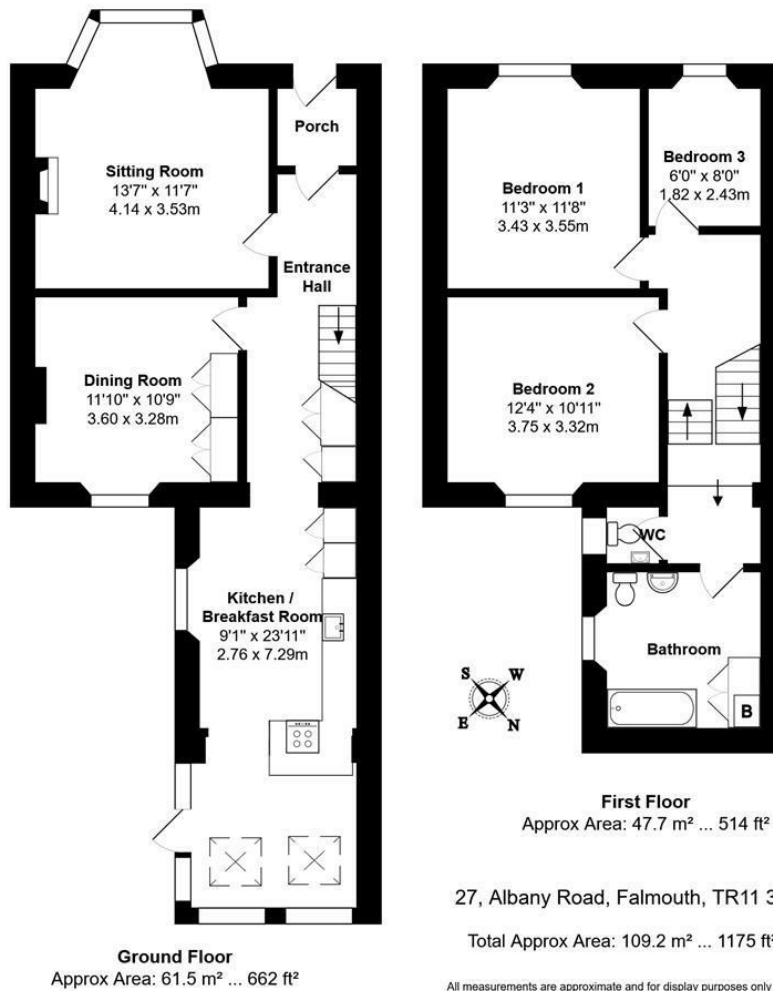


The property enjoys a highly convenient location—close to Albany Stores and approximately equidistant between Gyllyngvase Beach and Falmouth town centre. The highly regarded King Charles Primary School is situated at the end of this attractive, tree-lined road.

ADDITIONAL INFORMATION

Tenure - Freehold. Possession - Vacant possession upon completion to coincide with our client's onward purchase - to be confirmed. Services - Mains gas, electricity, water and drainage. Gas central heating. Council Tax - Band C. EPC rating - 61(D). VIEWING - BY APPOINTMENT WITH TOM WILLS PROPERTY AGENTS.





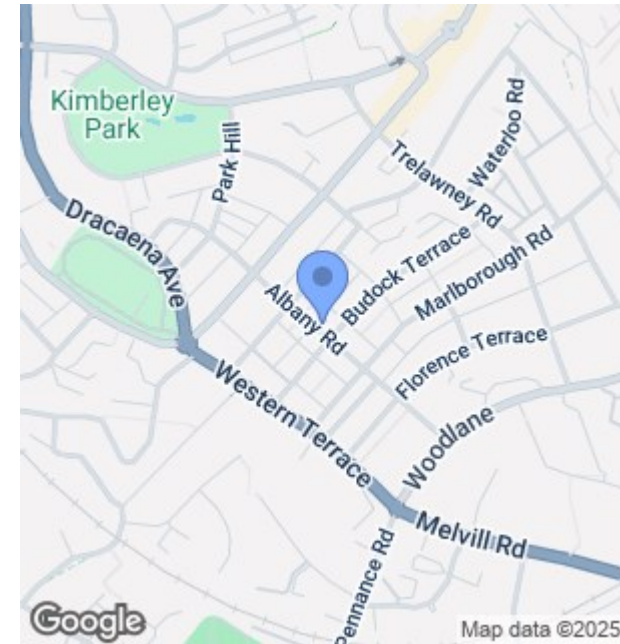
27, Albany Road, Falmouth, TR11 3RN

Total Approx Area: 109.2 m² ... 1175 ft²

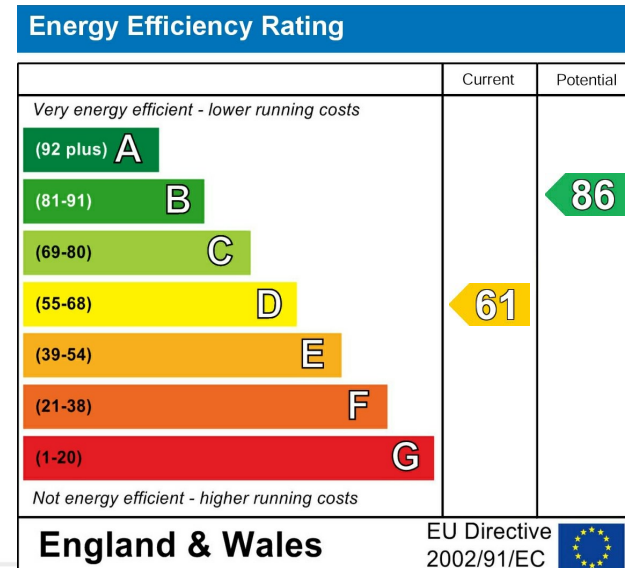
All measurements are approximate and for display purposes only

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



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