



## 3 Arwenack Avenue, Falmouth, TR11 3JN

Guide Price £385,000

Tucked away at the top of sought-after Arwenack Avenue just yards from Falmouth's vibrant town centre and harbour front, is this turn of the century 2 bedroom end of terrace family home. This versatile period property enjoys views over Falmouth Harbour and across to Flushing from the rear elevation, and provides great potential for extension both on the ground and first floor. The current accommodation comprises on the ground floor: entrance hallway, open-plan living/dining room, kitchen with access to a decked terrace providing delightful harbour views. The versatile basement is loosely divided into 2 rooms, which could provide a 3rd bedroom, studio, gym or home office and gives access to an enclosed lawned rear garden. On the first floor are 2 bedrooms and a family shower room. Being sold for the first time in 37 years, this charming home comes highly recommended.

### Key Features

- 2 bedroom end of terrace town house
- Sought-after residential road just yards from Falmouth's shops, bars and restaurants
- Decked terrace with open views over the harbour and across to Flushing
- Versatile basement
- Potential for extension (subject to planning)
- Enclosed rear garden
- Gas central heating and double glazing
- EPC rating D



## THE ACCOMMODATION COMPRISES

uPVC obscure double glazed front door to:-

### ENTRANCE PORCH

Dado rail, coat rail. Obscure glazed door to:-

### HALLWAY

Central ceiling light, dado rail. Door to living/dining room. Stairs rising to first floor.

### OPEN-PLAN LIVING/DINING ROOM

#### LIVING AREA

Double glazed box bay window to front aspect, fireplace with inset gas living flame fire. Radiator, recessed ceiling lights. TV aerial point.

#### DINING AREA

Space for a large dining table and chairs. Former fireplace now being used as a wine store, with built-in shelving to either side. Recessed ceiling lights, radiator. Double glazed window to rear aspect overlooking the decked terrace and with views over the harbour. Open to:-

#### KITCHEN

Range of white high gloss eye and waist level units with stone-effect worktop, inset stainless steel sink/drainage unit with mixer tap, part tiled walls, inset four-ring gas hob with electric oven under and extractor fan over. Space for fridge/freezer, central ceiling light. uPVC double glazed door leading onto the decked terrace. Door and stairs descending to basement.

### FIRST FLOOR

#### HALF LANDING

Door to family bathroom. Stairs rising to:-

#### MAIN LANDING

Doors to bedrooms, high level window to rear aspect, radiator. Loft hatch, wall mounted lighting. Dado rail.

#### BEDROOM ONE

A large light and bright double bedroom with two large double glazed windows to front aspect. Range of built-in wardrobes incorporating a dressing area. Central ceiling lights.

#### BEDROOM TWO

A small second double bedroom or good sized single with large double glazed window to rear aspect enjoying open views over neighbouring rooftops to Falmouth Harbour and across to Flushing. Central ceiling light, wall mounted electric heater. Baxi combination boiler providing domestic hot water and central heating.

#### FAMILY BATHROOM

A modern white suite comprising a P-shaped bath with electric shower over and glass screen, large vanity unit housing wash hand basin with mixer tap, dual flush WC. Obscure double glazed window to rear aspect, heated towel rail/radiator. Central ceiling light.

### BASEMENT

The basement provides a hugely versatile space, currently

divided into two rooms. Fully plastered, decorated with a tiled floor, radiator and recessed ceiling lights. This basement could be utilised as a third bedroom, cinema room, playroom or gym and would be ideal for those requiring workshop or studio space.

## THE EXTERIOR

### FRONT

Pathway leading to the front door, with token front garden to one side, enclosed by a low stone wall.

### DECKED TERRACE

Accessed from the kitchen, a superb decked terrace wraps around the rear of the property, providing plenty of space for a large table and chairs, with glass balustrade and panoramic views of the harbour, Flushing, The Roseland peninsula, right around to Pendennis Castle and the Falmouth Hotel.

### REAR GARDEN

Accessed via the basement or the pedestrian side access gate, the walled rear garden provides an area of lawn with low level flower bed, a paved patio below the decked terrace provides a shaded seating area and there is a garden store with light and further door to:-

### UTILITY AREA

Space and plumbing for washing machine, power and light.

## GENERAL INFORMATION

### SERVICES

Mains water, electricity, gas and drainage are connected to the property.

### COUNCIL TAX

Band B - Cornwall Council.

### TENURE

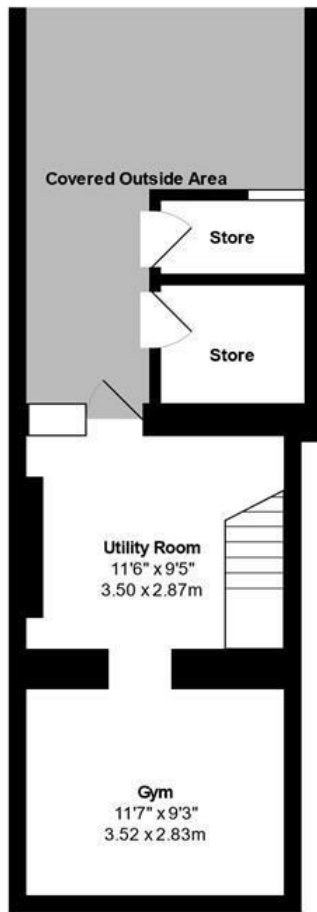
Freehold.

### VIEWING

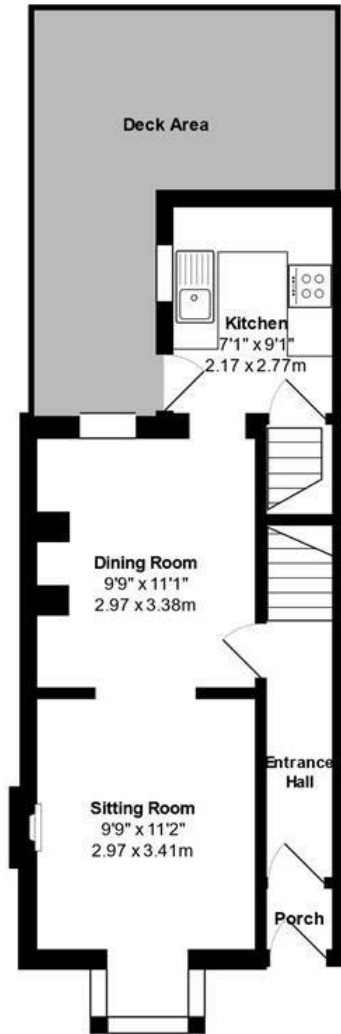
By telephone appointment with the vendors' Sole Agent - Laskowski & Company, 28 High Street, Falmouth, TR11 2AD. Telephone: 01326 318813.



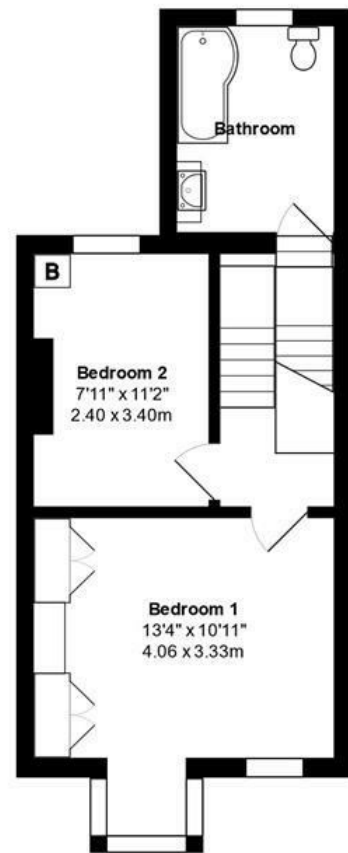
# Floor Plan



**Basement**  
 Approx Area: 27.4 m<sup>2</sup> ... 295 ft<sup>2</sup>



**Ground Floor**  
 Approx Area: 34.5 m<sup>2</sup> ... 372 ft<sup>2</sup>



**First Floor**  
 Approx Area: 34.4 m<sup>2</sup> ... 371 ft<sup>2</sup>



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Total Approx Area: 96.3 m<sup>2</sup> ... 1037 ft<sup>2</sup> (excluding covered outside area, deck area)

All measurements are approximate and for display purposes only