



Laskowski
&Co



44 Pendarves Road, Falmouth, TR11 2TP

£235,000

A well maintained, 3 bedroom semi-detached home, providing modern conveniences such as gas central heating and double glazing, with a sizable, enclosed and sunny garden terrace. Pleasant far-reaching views from the rear encompass the nearby Marina, Penryn River and fields of Flushing beyond. To be sold with the added benefit of no onward chain.

Key Features

- Semi-detached house
- Sunny rear garden terrace
- Well maintained throughout
- On street parking available
- 3 bedrooms
- Far-reaching river views
- Close to Falmouth town
- EPC rating C



THE ACCOMMODATION COMPRISES

From the pedestrian walkway, a timber gate leads to stairs with courtesy handrail descending to a side garden pathway, leading to a covered entrance with step rising to a panel front entrance door, opening into the:-

RECEPTION

Stairs rising to first floor level, panel door to bathroom. Door with frosted glazed panel leading into the living room. Ceiling light, coat hooks, radiator.

BATHROOM

A three piece suite comprising pedestal wash hand basin with separate hot/cold taps, low flush WC and wooden panel bath with mains powered shower. Tiling to wet areas, obscure glazed window to rear elevation. Ceiling light, radiator.

LIVING ROOM

Spanning the width of the property, a light and bright room with broad window to front elevation providing an outlook over the front garden, and circular fixed window. Two arched alcoves with shelving providing useful storage, or for displaying ornaments etc. Telephone point, TV aerial point. Two ceiling lights. Beautifully finished exposed pine floorboards. Opening leading into the:-

KITCHEN

Once again, particularly light with uPVC clear glazed door to rear elevation and adjacent awning-style window, both providing glimpses over the Penryn River, towards the fields of Flushing and the immediate rear garden below. Fitted with an array of beechwood effect units providing plentiful drawers and cupboard space, both above and below a roll top worksurface incorporating a stainless steel sink with drainer and separate hot/cold taps, together with space and plumbing for washing machine and further space for cooker, white goods including fridge and freezer. Tiled splashback at mid-point, ceiling spotlights, radiator, tiled flooring. Ceiling height cupboard housing electrical consumer unit. Prospective purchasers should note that all the white goods in the kitchen are included within the sale.

FIRST FLOOR

Staircase rising to first floor level with obscure glazed window at base of stairwell. To the landing, a slim awning window providing a fantastic view over the Penryn River, capturing the ever-changing marine activity, masts of the nearby boats in the marina, green fields of Flushing to the distance and rolling countryside beyond.

LANDING

Radiator, cupboard above stairwell providing useful hanging space. Panel doors to all bedrooms. Loft hatch, picture rail.

BEDROOM ONE

A nicely sized double bedroom with broad glazed window to front elevation, providing much natural light. Louvre doors to built-in cupboard with ancillary doors at ceiling height for further storage. Recess to corner providing shelving. Radiator, picture rail, ceiling light.

BEDROOM TWO

Another double bedroom with uPVC casement window to rear elevation providing exceptional views over the river, with fields beyond. Radiator, picture rail, ceiling light.

BEDROOM THREE

A double aspect room with glazing to both side and front elevations. A nicely sized single bedroom with picture rail, radiator.

THE EXTERIOR

TO THE REAR

An initial hardstanding laid to concrete, accessible via the rear door to the kitchen and providing a passage along the side of the property to the front garden. Water tap. To the side, garden storage unit and space for a cycling/bin store. A small number of steps descend to a raised brick paved terrace with decked area to the rear, all well enclosed with feather edge fencing and a nice array of established shrubbery and bushes to create a degree of privacy from the neighbouring homes. Without doubt, an excellent sun trap capturing much light throughout the day and useable all year round. Although covered by an established bay tree, a timber garden gate to the rear provides a passage way to an access lane which can be reinstated, if required. From the side passageway, a timber garden gate opens and leads onto the:-

FRONT GARDEN

Accessible via a stairwell from Pendarves Road, with courtesy handrail and bordered with deep raised beds featuring wild plants and shrubbery, providing those prospective purchasers the opportunity to landscape to their own desire. Enclosed to one side with feather edge fencing, a concrete pathway leads to the front and rear.

GENERAL INFORMATION

SERVICES

Mains electricity, water, drainage and gas are connected to the property. Telephone points (subject to supplier's regulations). Gas fired central heating.

COUNCIL TAX

Band B - Cornwall Council.

TENURE

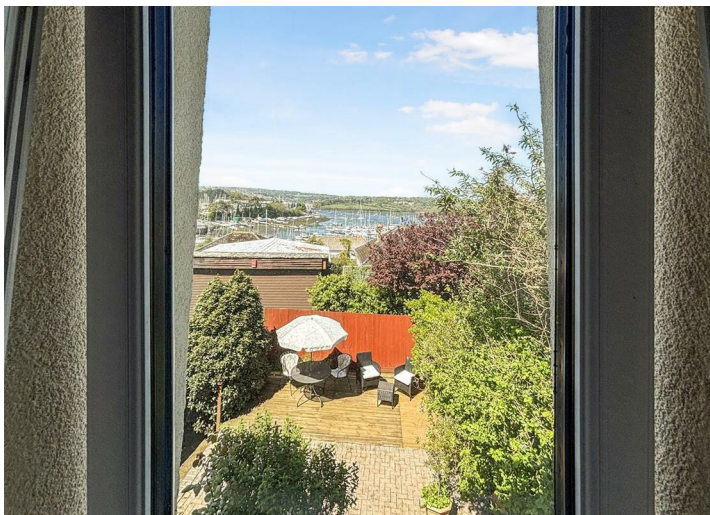
Freehold.

VIEWING

Strictly and only by prior appointment with the vendor's Sole Agents - Laskowski & Company, 28 High Street, Falmouth, TR11 2AD. Telephone: 01326 318813.

AGENT'S NOTE

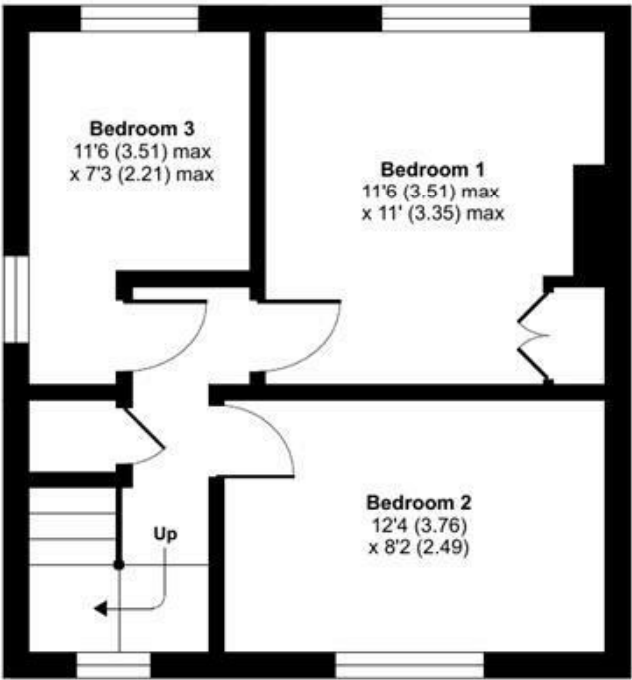
A recent Concrete Screening Test has been undertaken in 2025 with results yielding an A2 result, deemed suitable for mortgage purposes. Upon request, Laskowski & Company can provide further information.



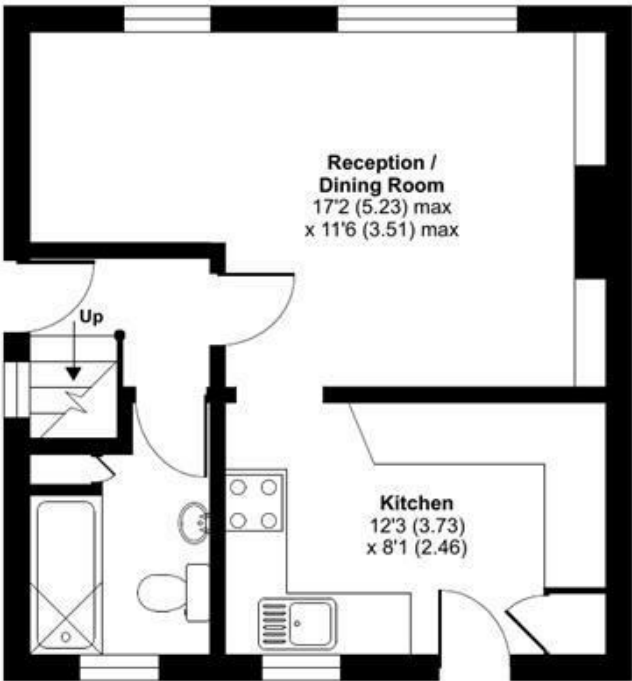
Pendarves Road, Falmouth, TR11

Approximate Area = 752 sq ft / 69.8 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nidecom 2025. Produced for Laskowski & Company. REF: 1284546