



16 Trelawney Avenue, Falmouth, TR11 4QT

£2,100 Per Month

This is a beautifully presented, large and detached 4 bedroom bungalow, located in the sought after cul-de-sac location of Trelawney Avenue. Trelawney Avenue is situated close to Falmouth Town Centre, King Charles School, Falmouth Town train station and many more local amenities.

This property offers a large and modern open plan kitchen/living room with white good appliances and patio door access to the enclosed rear garden. Four bedrooms, the master benefiting from a beautiful ensuite shower room, a three piece family bathroom, a separate utility/larder and an attached garage

This property has the added benefit of gas central heating, allocated off road parking for three cars and a gardener included within the rental amount.

Offered on an unfurnished basis for a long term let from 1st July, this property is well suited to a professional couple or family.

EPC band D. Council tax band D. Mains utilities including water, gas and electric to be paid to the suppliers direct by the tenants.

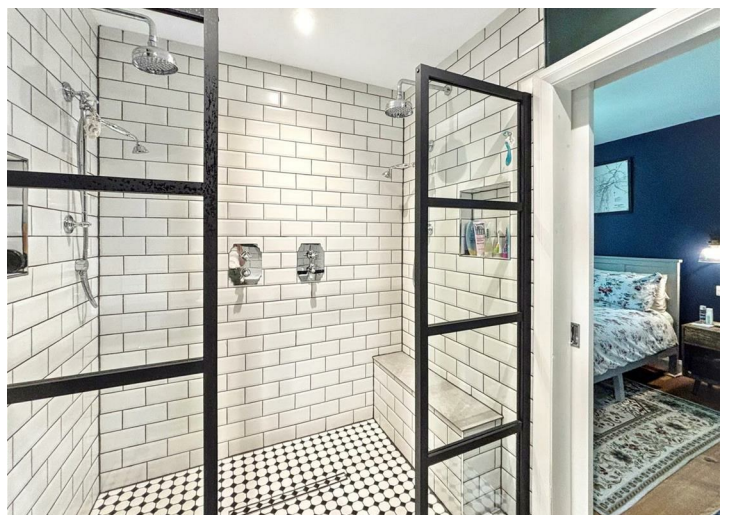
Holding deposit equivalent to one weeks rent, payable upon acceptance. Security deposit equivalent to five weeks rent.

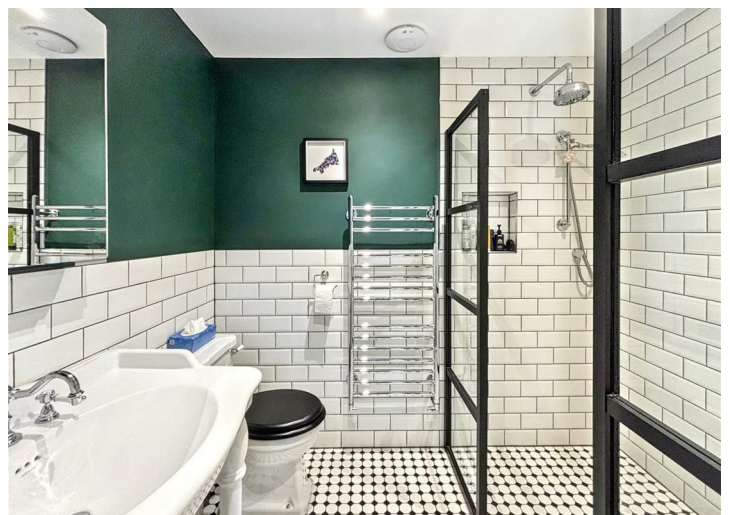
To check the broadband in the area of this property, this link can be used: ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker

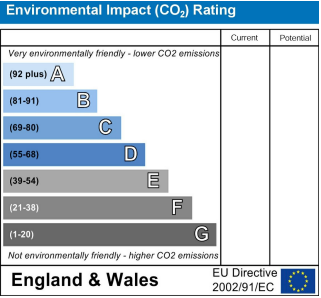
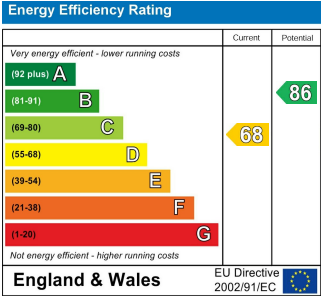
Key Features

- Large detached four bedroom bungalow
- Close to Falmouth Town centre and local amenities
- Modern and nicely presented throughout
- Gas central heating
- Council tax band D
- Sought after cul-de-sac location
- Enclosed rear garden
- Garage and allocated parking for three cars
- Master ensuite bedroom
- EPC band D







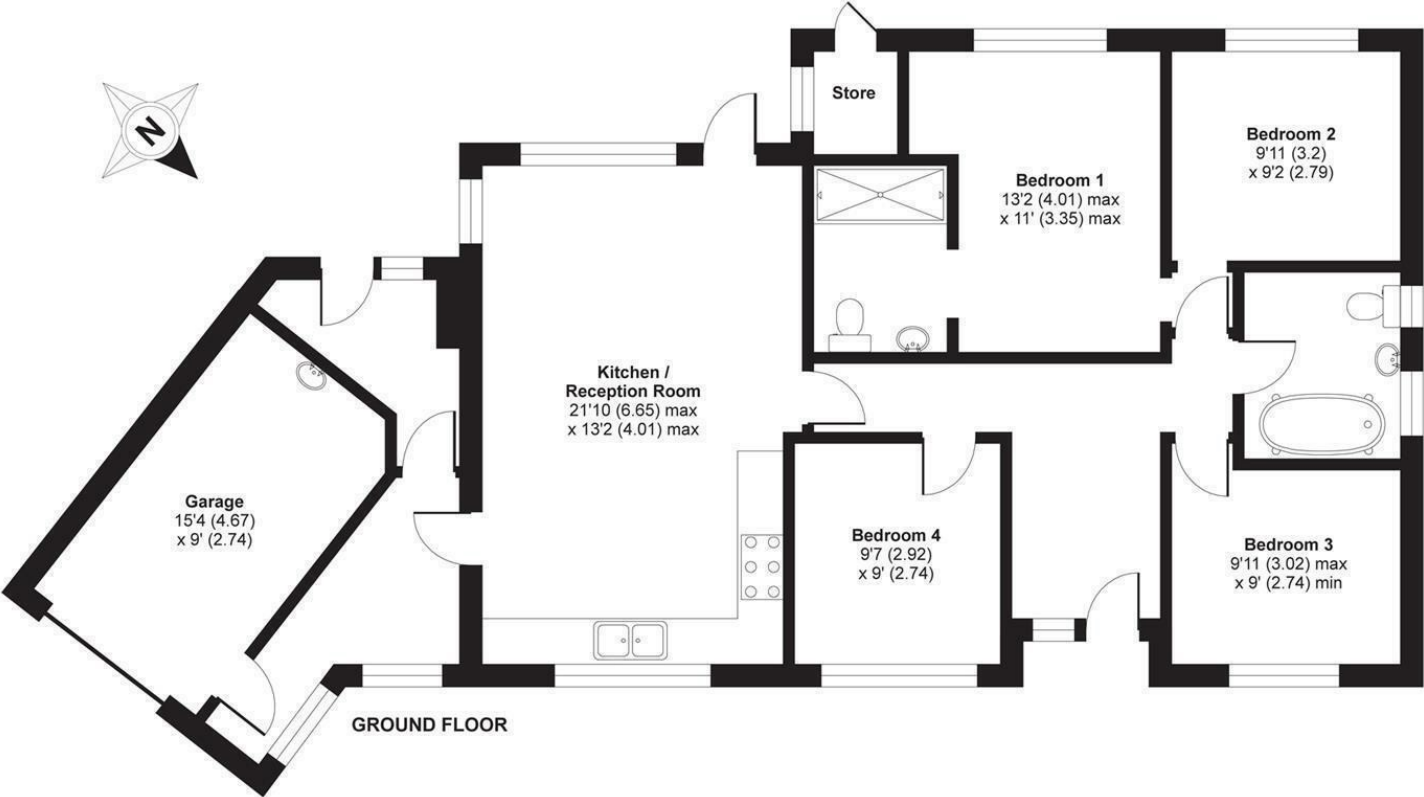


Floor Plan

16 Trelawney Avenue, Falmouth, TR11 4QT

APPROX. GROSS INTERNAL FLOOR AREA 1091 SQ FT 101.4 SQ METRES (EXCLUDES GARAGE & STORE)

APPROX. GROSS INTERNAL FLOOR AREA 1261 SQ FT 117.1 SQ METRES (INCLUDES GARAGE & STORE)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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