

TOM WILLS

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PERSONAL PROPERTY AGENTS

17 Trelawney Avenue

Falmouth, TR11 4QT

Guide price £550,000

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A detached four bedroom house in a quiet, no through cul-de-sac close to Woodlane, the town centre and Falmouth's beaches. It has driveway parking, an attached garage and beautifully stocked, level gardens, the rear being particularly generous. The house needs modernisation and has scope to extend, subject to consents, making it a rare chance to create a family home in one of Falmouth's most sought after positions.

- Highly desirable, quiet, no through cul-de-sac close to Woodlane, the town centre and Falmouth's beaches
- Detached four bedroom house, rarely available in this position
- Beautifully stocked, level front and rear gardens, the rear particularly generous
- Driveway parking and attached garage, with scope to enlarge the parking
- Kitchen/dining room with scope to extend, subject to consents
- Gas-fired central heating and uPVC double glazing
- First floor bathroom plus ground floor WC
- Sunny patios, garden store and greenhouse
- Modernisation required
- No onward chain

























Homes in this part of Falmouth rarely come to the market. We understand the house was built in the early 1970s of cavity block construction. It now needs modernising throughout, which gives a buyer the chance to shape it to their own taste.

On the ground floor, the sitting room has a leafy outlook to the front. To the rear, the kitchen/dining room opens onto the patio and has scope to extend, subject to the necessary consents. An entrance hall, a WC and an understairs cupboard complete this floor. Upstairs, the landing leads to four bedrooms and the family bathroom.

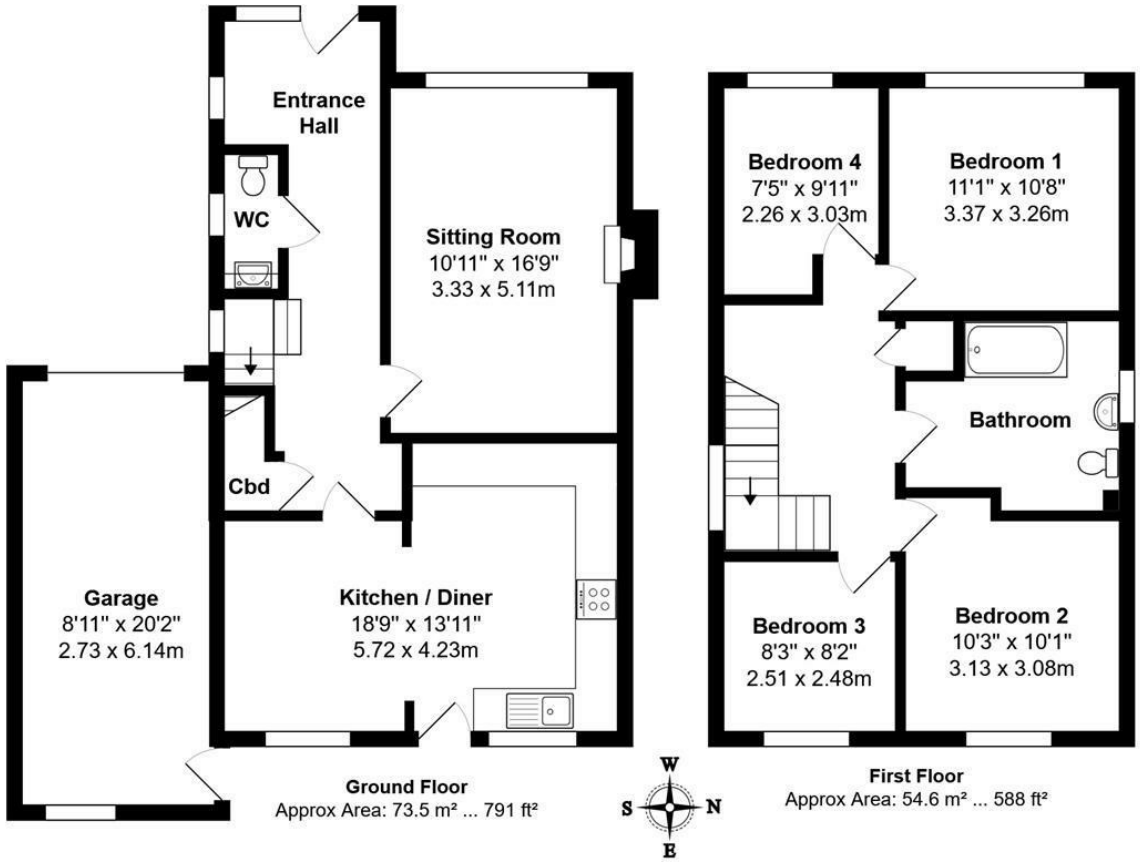
Outside, a driveway leads to the attached garage, with scope to widen the parking at the front. The level, well stocked gardens are a real feature. At the rear, a sunny patio opens onto a generous lawn bordered by mature planting, with a garden store and greenhouse.

THE LOCATION

Trelawney Avenue is in a quiet, no through cul-de-sac leading off highly desirable Woodlane, one of Falmouth's most sought after locations. A pedestrian walkway through the university campus grounds leads to Fox's Lane, giving a shortcut to Gyllyngvase Beach. Another footpath reaches Falmouth Town railway station in about three to five minutes on foot, with services to Penryn and Truro, where you can connect to London Paddington. The town centre and harbourside are also within walking distance, and there's a good choice of primary and secondary schools in the town.

ADDITIONAL INFORMATION

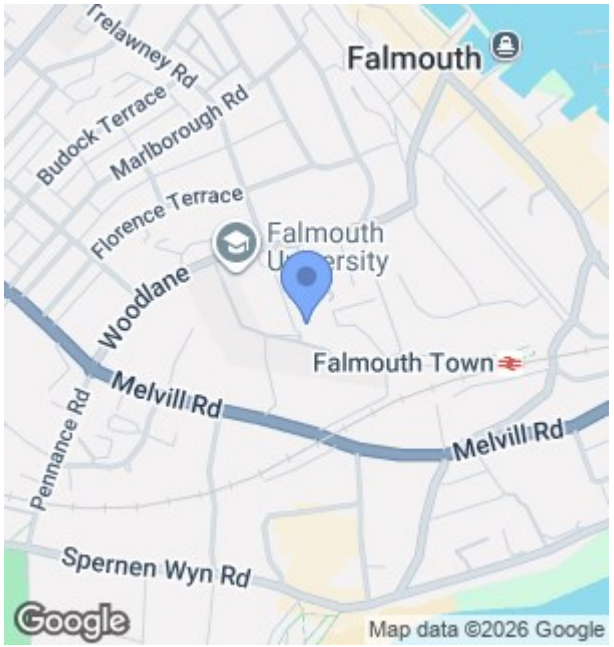
Tenure - Freehold. Possession - Vacant possession upon completion with the benefit of no onward chain. Services - Mains gas, electricity, water and drainage. Gas central heating. Council Tax - Band D. EPC rating - E (50). VIEWING - BY APPOINTMENT WITH TOM WILLS PROPERTY AGENTS.



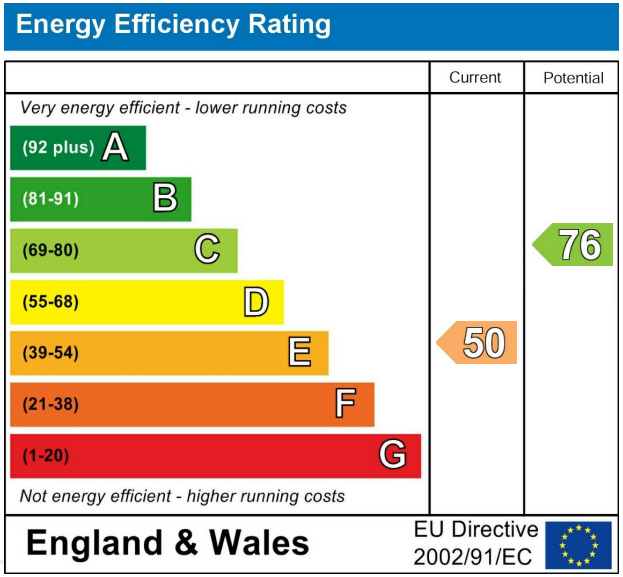
17, Trelawney Avenue, Falmouth, TR11 4QT

Total Approx Area: 128.0 m² ... 1378 ft²

All measurements are approximate and for display purposes only



Energy Efficiency Graph



Viewing

Please contact us on 01326 352302
if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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