Laskowski &Co



13 Charles Avenue, Boslowick, Falmouth, TR11 4HX

£275,000

Tucked away in a quiet, traffic-free location off Boslowick Road, within a mile of Falmouth town centre, a modern terraced house offering 3 bedroom accommodation, featuring a good size kitchen/dining room, a spacious living room with focal multi fuel burner and patio doors leading onto the enclosed rear garden, ground floor cloakroom and a first floor family bathroom. There are the advantages of double glazing throughout, gas central heating and an allocated private off-road parking space.

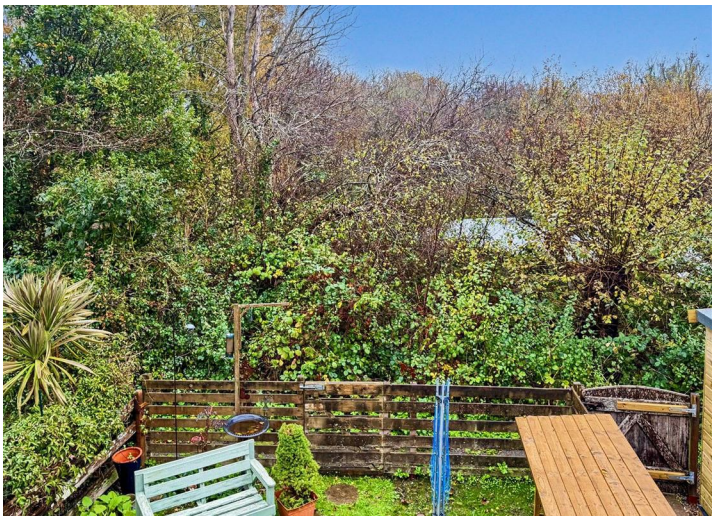
Key Features

- 3 bedroom terraced house
- Ground floor cloakroom
- Spacious living room
- Private off-road parking space
- First floor family bathroom
- Fitted kitchen/dining room
- Gas central heating and double glazing.
- EPC rating C











THE LOCATION
Charles Avenue is a quiet is cul-de-sac situated just off the beginning of Boslowick Road, approximately a mile from central Falmouth. Swanpool nature reserve, lake and beach can be reached via a tree-lined footpath directly accessed via a gate in the rear garden. They are many local amenities within a short walk from the property. including a parade of local shops, petrol station and Co-op convenience store. Penmere train station is located less than a mile away with trains running to Truro. providing access to the mainline Penzance to Paddington route. There are several sought-after primary schools in the vicinity and Falmouth's high school is a little over a mile away along Trescobeas Road.

THE ACCOMODATION COMPRISES

FRONT APPROACH
The property is set off the road and accessed via a pedestrian walkway. A few steps descend to the front entrance. Open storm canopy. Outside light. Stable-style double glazed front door to:-

ENTRANCE HALL
Generous fitted cloaks cupboard with hanging rail and housing the electric consumer box. Wall mounted display shelving and coat hooks. Radiator. Stairs rise to the first floor with storage under. Door to kitchen/dining room. Opening to living room. Door to:-

CLOAKROOM/WC
Fitted with a Saniflow low level WC and wall mounted wash hand basin with mirror over.

LIVING ROOM
A spacious room with focal fireplace housing a cast iron multi fuel burner sat on a slate hearth with painted wooden surround. Range of wall mounted shelving. Radiator. Double glazed window to the rear and double glazed patio doors with retractable awning overlooking and giving access onto the rear garden.

KITCHEN/DINING ROOM
Fitted with a range of wall mounted cupboards and matching base cupboards and drawers with a sizable worksurface over. Inset one and a half bowl single drainer stainless steel sink unit with mixer tap, double glazed window above overlooking the front garden. Spaces for a fridge/freezer, washing machine and cooker with extractor hood over. Wall mounter Vaillant gas combination boiler. Space for dining room table and chairs. Radiator. Built-in storage cupboard.

FIRST FLOOR

LANDING
Access via loft ladder to fully floored loft space. Built-in linen cupboard.

BEDROOM ONE
Double glazed window to the front elevation. Radiator. Built-in wardrobes with dressing table between. Range of fitted shelving.

BEDROOM TWO
Double glazed window to the rear enjoying a pleasant outlook across the garden and surrounding trees. Radiator. High fitted wooden single bed. Recess with hanging rail and shelving.

BEDROOM THREE
Double glazed window to the rear enjoying the aforementioned outlook. Radiator. Fitted wooden double bed with shelving above and below. Range of fitted wall mounted shelving.

BATHROOM/WC
Fitted with a white three-piece suite comprising a panelled bath, Mira shower over with tiled surround, low level WC and wall mounted wash hand basin. Radiator. Wall mounted shelving. Obscure double glazed window to the front.

THE EXTERIOR

FRONT GARDEN
A small sloping rockery-style garden, interspersed with a range of flowering shrubs, palms and ferns. A lower gravelled patio provides space for seating/bins/recycling. Tool shed. Outside water tap. Steps rise to a further gravelled patio perfect for placing a bench to catch the evening sun.

REAR GARDEN
An enclosed level lawned garden with planted borders and timber fenced boundaries. A broad gravelled patio provides plenty of seating and dining space. The garden enjoys a lovely wooded backdrop and a gate in the rear boundary gives direct access to a pathway leading down to Swanpool lake and nature reserve.

PARKING
There is an allocated numbered parking space within Charles Avenue; there are also a number of private visitor spaces located at the end of the cul-de-sac, and unrestricted parking on the approach road.

GENERAL INFORMATION

SERVICES
Mains water, electricity, gas and drainage are connected to the property. Gas fired central heating.

COUNCIL TAX
Band B - Cornwall Council

AGENT'S NOTE
We understand the current vendor owns a garage within close proximity of the property, which can be made available by separate negotiation.

TENURE
Freehold.

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









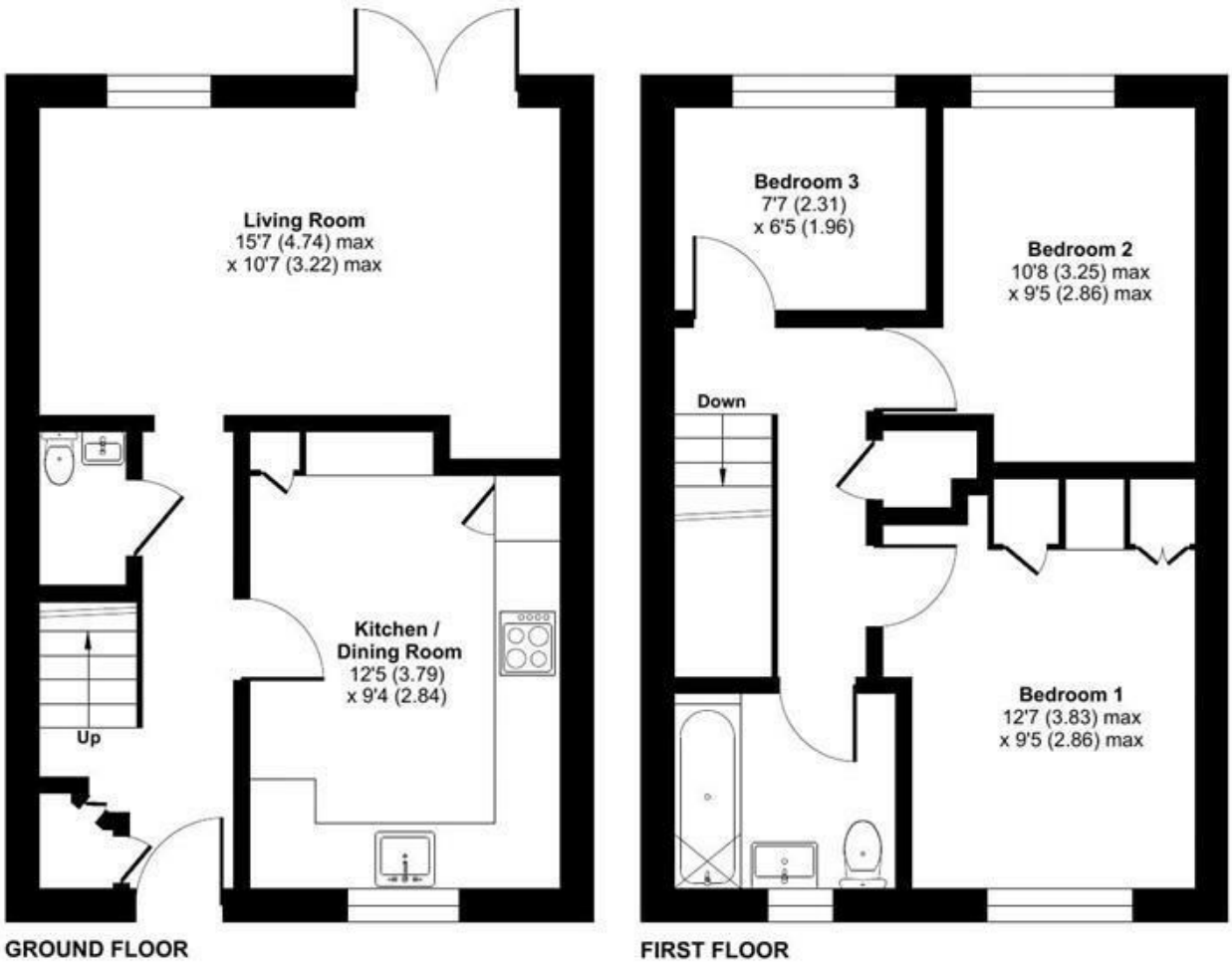


Floor Plan

Charles Avenue, Boslowick, Falmouth, TR11

Approximate Area = 736 sq ft / 68.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Laskowski & Company. REF: 1542729