



TOM WILLS
PERSONAL PROPERTY AGENTS

10 Portland Gardens
Falmouth, TR11 2QT
£395,000



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A most deceptive and highly appealing 4 bedroom, 2 bath/shower room home, intriguingly arranged over 5 split-levels and stylishly modernised in recent years. With driveway parking, a southerly sun terrace, Japanese-style landscaped rear garden and a flexible lower floor bedroom suite with studio/AirBnB potential, this is a home which must be viewed to be fully appreciated.

- 4 bedrooms and 2 bath/shower rooms
- No onward chain
- Flexible lower floor bedroom suite with studio/AirBnB potential
- Intriguing and flowing 5 split-level accommodation (1409sq.ft)
- Versatile layout with masses of storage
- Semi-open plan kitchen/breakfast room leading to conservatory
- Southerly front sun terrace with pleasant open aspect
- Driveway parking for 2 cars
- Beautifully landscaped Japanese-style rear garden
- Quiet, convenient location close to town, Penmere Station and beaches





THE PROPERTY

A stylish and deceptively spacious home arranged over five split levels, offering bright and versatile accommodation with masses of storage. The layout includes four bedrooms and two bath/shower rooms, with a lower ground floor bedroom and ensuite ideal as a guest suite, home office or potential Airbnb/studio. The property has been tastefully modernised, featuring quality flooring, updated glazing, a modern boiler and an insulated conservatory. Living space includes a generous lounge with open outlook and a semi-open plan kitchen/breakfast room leading into the conservatory, which connects directly to the rear garden. Upstairs are three further bedrooms and a contemporary family bathroom. Outside, a south-facing front terrace enjoys a pleasant open aspect, with driveway parking for two cars. The rear garden is beautifully landscaped in a low-maintenance Japanese style, secure and ideal for families or pets.

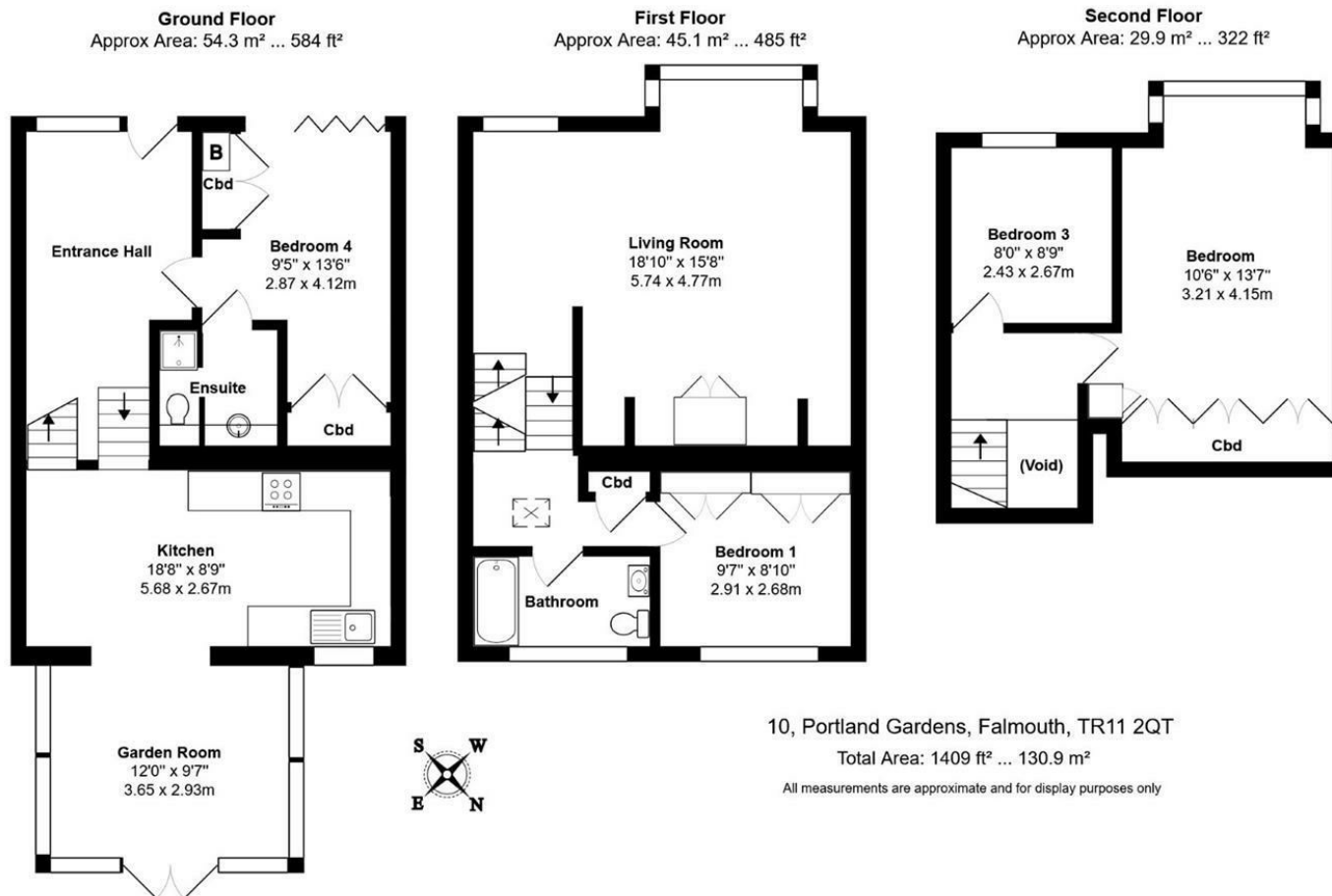


THE LOCATION

Situated in the popular and quiet Portland Gardens, just off Kings Avenue, within walking distance of Falmouth town centre and Penmere Station. Gyllyngvase and Swanpool beaches are around a 25-minute walk away.

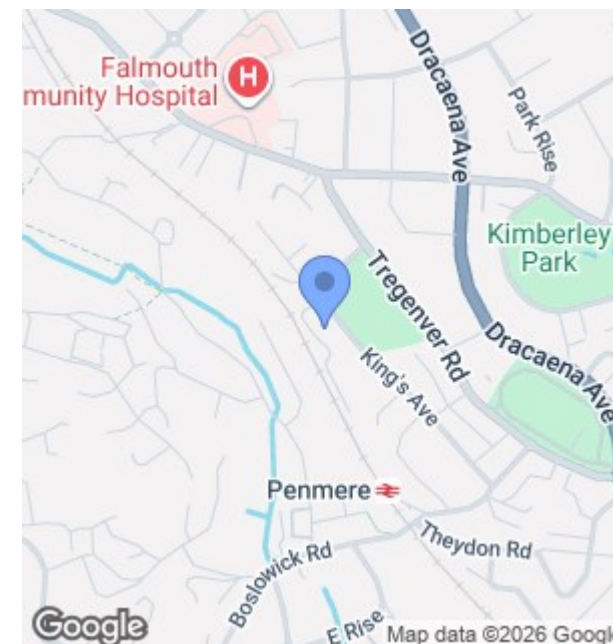
ADDITIONAL INFORMATION

Tenure - Freehold. Possession - Vacant possession upon completion with no onward chain. Services - Mains gas, electricity, water and drainage. Council Tax - Band C. Gas fired central heating. EPC Rating - 75(C)



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		75	80
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	