



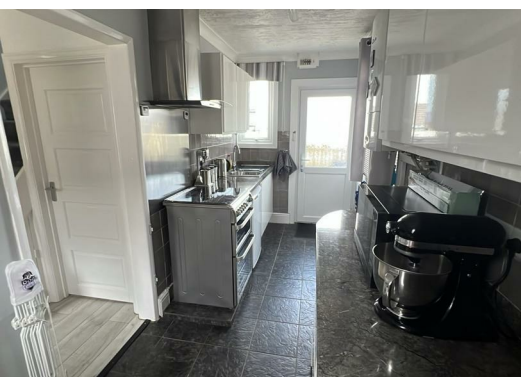
28 Tresillian Road, Falmouth, TR11 2PQ

Offers in excess of £255,000

Situated in a sought-after residential location within the vibrant coastal town of Falmouth, 28 Tresillian Road is a well-presented home offering comfortable and versatile accommodation, ideal for families, professionals, or those seeking a property close to the town's excellent amenities and beautiful coastline.

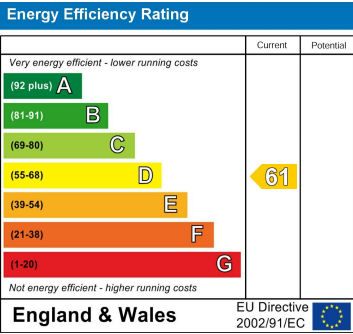
The property provides bright, well-proportioned living spaces with a welcoming atmosphere throughout. The accommodation has been thoughtfully arranged to maximise natural light and functionality, while the private outdoor space offers an ideal setting for relaxing, entertaining, or family life.

Conveniently positioned, the property is within easy reach of Falmouth's bustling town centre, picturesque harbours, highly regarded schools, sandy beaches, and a range of cafés, restaurants, and independent shops. Excellent transport links, including nearby bus routes and train stations, provide easy access to Truro and the wider Cornish coastline.



Disclaimer

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
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Ground Floor 4320 Park Approach, Thorpe Park, Leeds, LS15 8GB
Tel: 0113 892 1166
sales@goodmove.co.uk
www.goodmove.co.uk