



Laskowski
&Co



11 Belmont Road, Falmouth, TR11 3NF

Guide Price £285,000

* RENOVATION OPPORTUNITY! *

A 3 bedroom terraced property requiring thorough modernisation and updating, providing an excellent opportunity to acquire a sizable home within the popular harbourside town of Falmouth. To be sold with courtyard garden, single garage and no onward chain.

Key Features

- Exciting renovation opportunity
- 3 bedroom, 2 reception room accommodation
- Walkable to town centre and seafront alike
- Immediate vacant possession and no onward chain
- Well proportioned terraced house
- Scope to dramatically improve and alter
- Single garage and courtyard-style garden
- EPC rating E



THE ACCOMMODATION COMPRISES

Timber garden gate opening to a tiled pathway. Recessed front entrance, granite threshold, traditional obscure glazed hardwood entrance door with header panel, opening into the:-

ENTRANCE VESTIBULE

Dado rails, high ceiling. Electrical consumer unit and meters. Part panelled and glazed inner entrance door, with glazed overhead panel, opening into the:-

HALLWAY

Stairs rising to first floor. High ceiling, dado rails. Moulded archway with ceiling light. Night storage heater, four-panel door providing access to the living room, sitting room and dining room. Under-stair storage cupboards.

LIVING ROOM

Nicely proportioned, with walk-in square bay window to the front aspect. Central fireplace with raised tiled hearth and matching surround. Ceiling light, picture rail.

SITTING ROOM

Another similarly proportioned and light room, with tall four-pane sash window to rear elevation providing much natural light. High ceiling, picture rails, deep skirting boards. Exposed timber floorboards. Central fireplace with raised tiled hearth, matching surround and mantel. Ceiling light.

DINING ROOM

Another bright room, with broad and tall uPVC double glazed window to side elevation. Fireplace with raised and tiled hearth, matching surround. Ceiling light, picture rails, telephone point. Recess with glazed door, opening into the:-

KITCHEN

Galley-style, tiling, strip lighting. Panelled units with inset stainless steel sink with mixer tap and drainer, open shelving. Walk-in larder providing storage. Part glazed rear entrance door with matching window adjacent.

FIRST FLOOR

SPLIT LEVEL LANDING

High ceiling, dado rails, steps to front and rear landings. Obscure glazed window to side elevation. Ceiling light.

FRONT LANDING

Part galleried to stairwell, panelled doors to bedrooms.

BEDROOM ONE

A nicely sized double room, with picture rails, ceiling light and original casement windows to front elevation providing an elevated view along Belmont Road.

BEDROOM TWO

Another well proportioned double room, with exposed timber floorboards, ceiling light and picture rails. Tall four-pane sash window to rear elevation.

BEDROOM THREE

A classic 'box room', with original casement windows to front elevation, picture rails, ceiling light, loft hatch.

REAR LANDING

Panelled doors to study, separate WC and bathroom.

STUDY

Ceiling light, double glazed window to side elevation.

SEPARATE WC

Low flush WC, obscure glazed window to side elevation, ceiling light.

BATHROOM

Bath with metal handgrips, mixer tap and shower attachment, wash hand basin. Tiling to wet areas, ceiling light, loft hatch, Dimplex wall mounted fan heater. Obscure glazed window to side elevation. Airing cupboard housing modern water cylinder and slatted shelving.

THE EXTERIOR

FRONT

Timber garden gate, pathway and small frontage with deep hedging.

REAR

An area requiring improvement, but could be a pleasant courtyard garden, with planted borders, space for garden shed or outdoor furniture. Water tap, WC. Pathway leading to rear access lane and, notably, a single garage.

SINGLE GARAGE

Of block construction, with up-and-over door, light and power connected.

GENERAL INFORMATION

SERVICES

Mains electricity, water, drainage and gas are connected to the property. Telephone point (subject to supplier's regulations). Economy 7 night storage heating.

COUNCIL TAX

Band C - Cornwall Council.

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

Belmont Road, Falmouth, TR11

Approximate Area = 1180 sq ft / 109.6 sq m
Garage = 131 sq ft / 12.1 sq m
Outbuilding = 36 sq ft / 3.3 sq m
Total = 1347 sq ft / 125 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). © ncthecom 2026. Produced for Laskowski & Company. REF: 1509792