



## 5 Riverview

Penwerris Lane, Falmouth, TR11 2PG

We are pleased to offer this well presented three bedroom house in this convenient location close to Falmouth town centre.

With large garden to the front of the property (laid to lawn) and a spacious rear garden (there is also a side access path to give access to the rear garden without having to go through the house).

The property has beautiful views over the estuary from the rooms at the front of the house.

Spacious reception room with Dimplex Quantum electric heater and wooden floor. Dining room with storage cupboards and laminate flooring. Modern fitted kitchen with a range of base and eye level units, extractor hood, space for electric cooker and washing machine. Door to rear garden.

Upstairs there are two double and one single bedrooms. Modern shower room with electric shower in spacious cubicle, basin and WC.

Electric heating. EPC rating E51. Council Tax Band B. Available 1st August 2026. Deposit £1730.00. Holding deposit £345.00. ON STREET PARKING ONLY.

Affordability checks apply - minimum income £45,000pa.

OFCOM states: Broadband - up to 1000MBPS. Mobile: All networks show as Limited.

Mains water, sewerage and electric.

**£1,500 PCM**

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[Directions](#)



# Floor Plan

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.

