



Laskowski
&Co



River View, Meadowbank Road, Falmouth, TR11 2ND

Guide Price £510,000

A stunning 3 double bedroom semi-detached contemporary home, one of two individual 3 storey town houses constructed in 2023 and located just a 10 minute walk from Falmouth's harbourside and vibrant town centre. The property occupies an elevated position, with an outlook towards the Penryn River, Flushing and Carrick Roads. Finished and presented to a high standard throughout, this spacious home benefits from a delightful south-facing garden and driveway parking. The light and bright accommodation comprises, on the ground floor: entrance hallway with engineered oak flooring, 2 ground floor double bedrooms (one with en-suite bathroom), ground floor shower room and versatile office/reception hallway with French doors giving access to the garden. The first floor provides a wonderful open-plan dual aspect living space with an outlook towards the river from the front elevation and a large 'picture window' facing south overlooks the garden to the rear. This generous reception room provides plenty of space for comfortable seating, together with a high specification kitchen and dining area. The second floor is home to the principal suite, with a dormer window offering views across to Flushing and out towards The Roseland peninsula, bespoke eaves storage and well appointed shower room. Those looking for a modern 'turn key' home, close to the centre of Falmouth, are encouraged to view at the earliest opportunity. No onward chain.

Key Features

- Stunning 3 bedroom contemporary home
- Beautifully appointed accommodation over 3 floors
- Just half a mile from town centre
- Off-road parking for 1 car
- Constructed in 2023 (with 7 year build guarantee remaining)
- Views towards the Penryn River and Falmouth Harbour
- Enclosed south-facing garden
- EPC rating B



LOCATION

Falmouth's vibrant town centre is just a short stroll along Penwerris Terrace and down 'The Old High Street', where the Prince of Wales Pier offers foot ferries to both Flushing and St Mawes. The town offers a fantastic number of independent shops, coffee shops and restaurants.

THE ACCOMMODATION COMPRISES

Three slate steps lead up to a paved front terrace and storm porch, with obscure glazed composite front door to:-

ENTRANCE HALLWAY

Staircase rising to the first floor with open storage area under. Engineered oak flooring, oak doors to bedroom three and office/reception hallway. Recessed ceiling lights, radiator, wall mounted consumer unit.

BEDROOM THREE

A double bedroom with double glazed window to front aspect enjoying a glimpse through the properties opposite to Flushing and the outer harbour. Built-in wardrobe with oak doors, hanging rail and shelving. Radiator, central ceiling light.

OFFICE/RECEPTION HALLWAY

A versatile room giving access to bedroom two and the ground floor shower room, whilst providing a perfect office/study area or children's playroom. Double glazed French doors provide plenty of natural light, opening onto the south-facing decked terrace and lawned garden. Radiator, recessed ceiling lights.

BEDROOM TWO

A double bedroom with built-in wardrobe with oak doors, hanging rail and shelving. Double glazed window overlooking the south-facing rear garden. Radiator, central ceiling light. Oak door to:-

EN-SUITE BATHROOM/WC

Beautifully appointed with white suite comprising panelled bath, central mixer tap and hand held shower, tiled surround incorporating a quartz stone shelf, pedestal wash hand basin with mixer tap, dual flush WC. Marble tiled flooring, heated towel rail/radiator, extractor fan. Recessed ceiling lights.

GROUND FLOOR SHOWER ROOM/WC

Walk-in shower cubicle with a dual head rainfall-style boiler-fed shower, tiled surround and glass sliding shower doors, vanity unit housing wash hand basin with mixer tap and quartz stone splashback. Dual flush WC, marble floor tiling, heated towel rail/radiator, extractor fan. Recessed ceiling lights.

FIRST FLOOR

LANDING

Oak doors to living area and vestibule. Wall mounted thermostat, recessed ceiling lights.

OPEN-PLAN LIVING AREA

A superb light and bright dual aspect room which provides a sociable living space ideal for families and entertaining, loosely divided to provide a comfortable reception room, stylish kitchen and family dining area.

LOUNGE AREA

A large floor-to-ceiling double glazed window provides natural light, offering a glimpse of the Penryn River and outer harbour between adjacent properties. Engineered oak flooring, recessed ceiling lights, radiator, TV aerial socket and ethernet connection. Door to utility room.

KITCHEN AREA

A contemporary Nobilia fitted kitchen with two-tone slate-effect units and wood-effect worktop, including a large island unit with integrated power points, ideal for the keen cooker or baker. Inset stone resin sink/drainage unit with mixer tap, built-in Bosch ceramic four-ring hob with extractor fan over, built-in Neff fan assisted double oven, built-in Neff microwave oven, built-in fridge/freezer, built-in dishwasher. Double glazed window to rear aspect, continuation of the engineered oak flooring.

DINING AREA

Floor-to-ceiling south-facing double glazed window overlooking the garden. Space for family dining table and chairs. Radiator, recessed ceiling lights and wall mounted lighting, continuation of engineered oak flooring.

UTILITY/CLOAKROOM/WC

A practical utility room with dual flush WC, wall mounted wash hand basin with mixer tap. Space and plumbing for washing machine and tumble dryer with wood-effect worktop over. Space for full height fridge/freezer, engineered oak flooring, recessed ceiling lights, extractor fan, radiator.

VESTIBULE

Staircase rising to the second floor, double glazed window to front aspect, radiator, recessed ceiling lights.

PRINCIPAL BEDROOM SUITE

A dual aspect principal suite accessed from its own staircase from the second floor, with double glazed window to the front aspect enjoying views to the Penryn River, Flushing, outer harbour and Roseland peninsula in the distance. A large Velux window floods the room with natural light from the rear south-facing aspect. A clever and bespoke eaves storage system provides five large drawers, a hatch gives access to additional eaves storage, recessed ceiling lights, radiator. This spacious bedroom provides plenty of space for a desk or work station, if required. Oak door to:-

EN-SUITE SHOWER ROOM/WC

Modern and beautifully appointed with a large walk-in shower cubicle incorporating a rainfall-style boiler-fed shower with additional hand held shower head, fully tiled surround, glass shower door. Floating vanity unit housing wash hand basin with mixer tap and tiled splashback. Dual flush WC. Heated towel rail/radiator, marble tiled flooring. Velux window to rear aspect, recessed ceiling lights.

THE EXTERIOR

FRONT

Timber gate, slate path and steps up to the front door. A paved driveway provides off-road parking for one car, with a raised planted area of side garden offers potential to create additional parking, if required. Steps from the driveway leading around to the side of the property with water tap and gated access to the:-



REAR GARDEN

A beautifully designed and enclosed south-facing garden, accessed via double glazed French doors which give access to a large decked sun terrace, ideal for seating and entertaining. Slate steps lead up to a level area of lawn, bordered by low level flower beds and providing a timber storage shed. This sunny garden is fully enclosed by low stone wall, hedge and fencing making it ideal for children and pets. The pathway to the side of the property offers space for garden storage with timber gate providing access to the front driveway. Outside lighting.

GENERAL INFORMATION

SERVICES

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

COUNCIL TAX

Band D - 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.





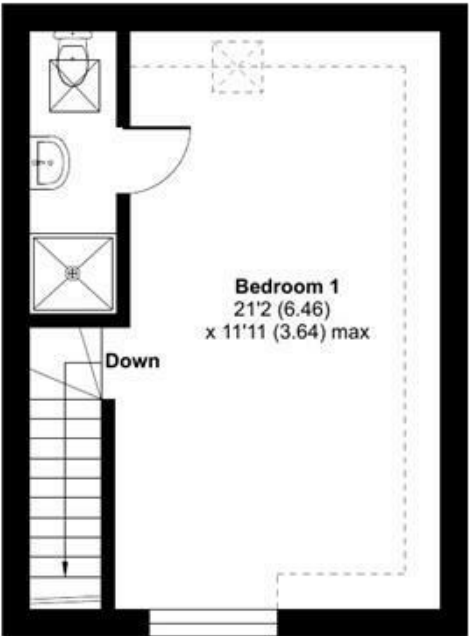


Meadowbank Road, Falmouth, TR11

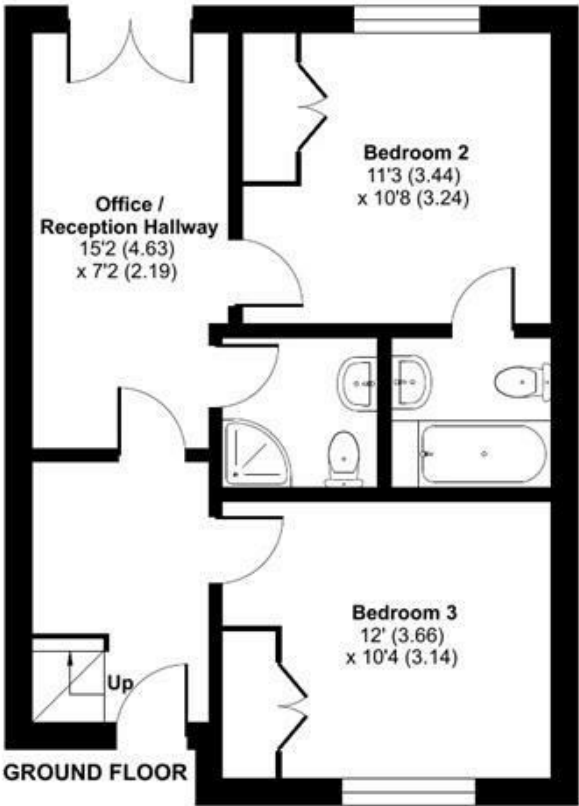
Approximate Area = 1291 sq ft / 119.9 sq m
Limited Use Area(s) = 47 sq ft / 4.3 sq m
Total = 1338 sq ft / 124.2 sq m
For identification only - Not to scale



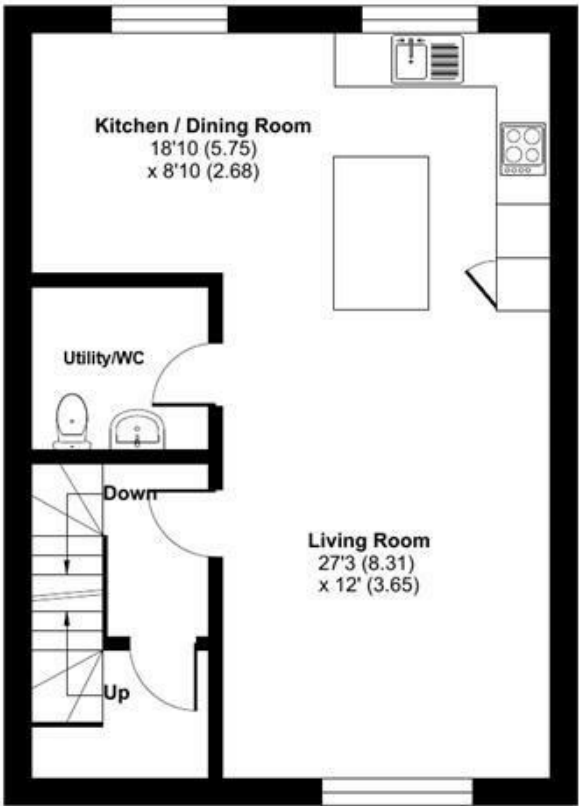
Denotes restricted head height



SECOND FLOOR



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ntdhecom 2026. Produced for Laskowski & Company. REF: 1454758