



5 Wellington Place, Falmouth, TR11 3BJ

Guide Price £360,000

A 3 bedroom terraced town house, situated just yards from 'Jacobs Ladder' and within a few minutes' walk of the town centre. This well proportioned period home offers light and bright accommodation with a view towards Falmouth Harbour from the rear elevation, comprising on the ground floor: entrance hallway, living room with stripped wood flooring and wood-burning stove, sociable kitchen/dining room, utility area and family bathroom. On the first are 3 bedrooms. To the rear of the property is a small enclosed courtyard garden. A great family home located within this highly popular area of the town. No onward chain.

Key Features

- 3 bedroom town house
- Living room with wood-burning stove
- Spacious ground floor bathroom
- Gas central heating
- Within a few minutes' walk of the town centre and waterfront
- Kitchen/dining room
- Small rear courtyard garden
- EPC rating D



THE LOCATION

Wellington Place is conveniently situated on the corner of Wellington Terrace and harbour-facing Clare Terrace which continues to Wodehouse Terrace and Woodlane. Jacobs Ladder provides ready access to The Moor and town centre, whose excellent retail and leisure amenities are all within easy reach. Falmouth Marine College, university campus on Woodlane and convenience stores are also close at hand, as are excellent bus and rail services to Penryn, Tremough, Truro and beyond.

THE ACCOMMODATION COMPRISES

(all dimensions being approximate)

ENTRANCE PORCH

Part glazed entrance door, electrical meters and fuses, dado rail, part glazed casement door and timber flooring continuing into the:-

RECEPTION HALLWAY

Pitch pine staircase rising to the part galleried first floor landing. Pine door to lounge and kitchen/dining room. Dado rail, radiator, under-stair storage area with gas meter, recessed downlights.

LOUNGE

13'8" x 11'0" (4.19m x 3.37m)

First measurement into two deep recesses to either side of a broad fireplace with raised slate hearth and inset glass-fronted log-burner. Sash window to the front elevation. Original tall skirting boards, picture rail, radiator, TV aerial lead, twin part glazed pine doors opening into the:-

KITCHEN/DINING ROOM

11'3" x 11'0" (3.43m x 3.36m)

First measurement taken into tiled recess (former fireplace) with four-ring gas hob, oven below, cupboards to either side and extractor vent and downlighters over. Tall recess to one side with space for fridge/freezer. Fitted high gloss white units with brushed steel handles and wood block worksurfaces with tiled splashback. Inset stainless steel sink unit with mixer tap and cutlery drainer. Timber flooring, picture rail, radiator, inset downlights and pendant light, sash window to the rear courtyard.

UTILITY AREA

Slate flooring, radiator, inset downlights, stainless steel sink unit set in worksurface with cupboard below and plumbing for washing machine. Wall mounted Glow-worm gas fired boiler providing domestic hot water and central heating. Glazed casement door to the rear courtyard, radiator.

BATHROOM

A well proportioned bathroom with white three-piece suite comprising a low flush WC, panelled bath with mixer tap and shower attachment, ceramic wash hand basin with mixer tap and storage below. Slate flooring. Sash window to side aspect, ladder-style radiator, extractor fan, inset downlights, shaver socket, built-in linen cupboard with louvre door.

FIRST FLOOR

LANDING

Part galleried with turning pine staircase rising from the reception hall. Sash window to the rear elevation enjoying

views over Falmouth Harbour to Trefusis Point, the deep sailing waters of the Carrick Roads and shoreline of The Roseland peninsula beyond. Dado rail, exposed timber flooring, access to over-head loft storage area, panelled doors to the bedrooms.

BEDROOM ONE

9'6" x 11'1" (2.90m x 3.38m)

First measurement excludes deep recesses to either side of bedroom fireplace, one with built-in cupboard. Exposed timber flooring, picture rail, radiator, sash window, again enjoying attractive views over the harbour to the outskirts of Flushing and Trefusis Point.

BEDROOM TWO

2.97m x 3.36m

Timber flooring. Picture rail, radiator, traditional bedroom fireplace with built-in wardrobe to one side and desk/storage recess to the other, central ceiling light. Window to the front elevation.

BEDROOM THREE

2.33m x 1.47m

Sash window to the front elevation, radiator, central ceiling light, exposed timber flooring.

THE EXTERIOR

REAR COURTYARD

Enclosed to all sides by brick and stone walling, the courtyard is mainly slate paved for ease of maintenance, with raised planted border. Outside water tap, courtesy lighting.

GENERAL INFORMATION

SERVICES

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

COUNCIL TAX

Band B - 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.

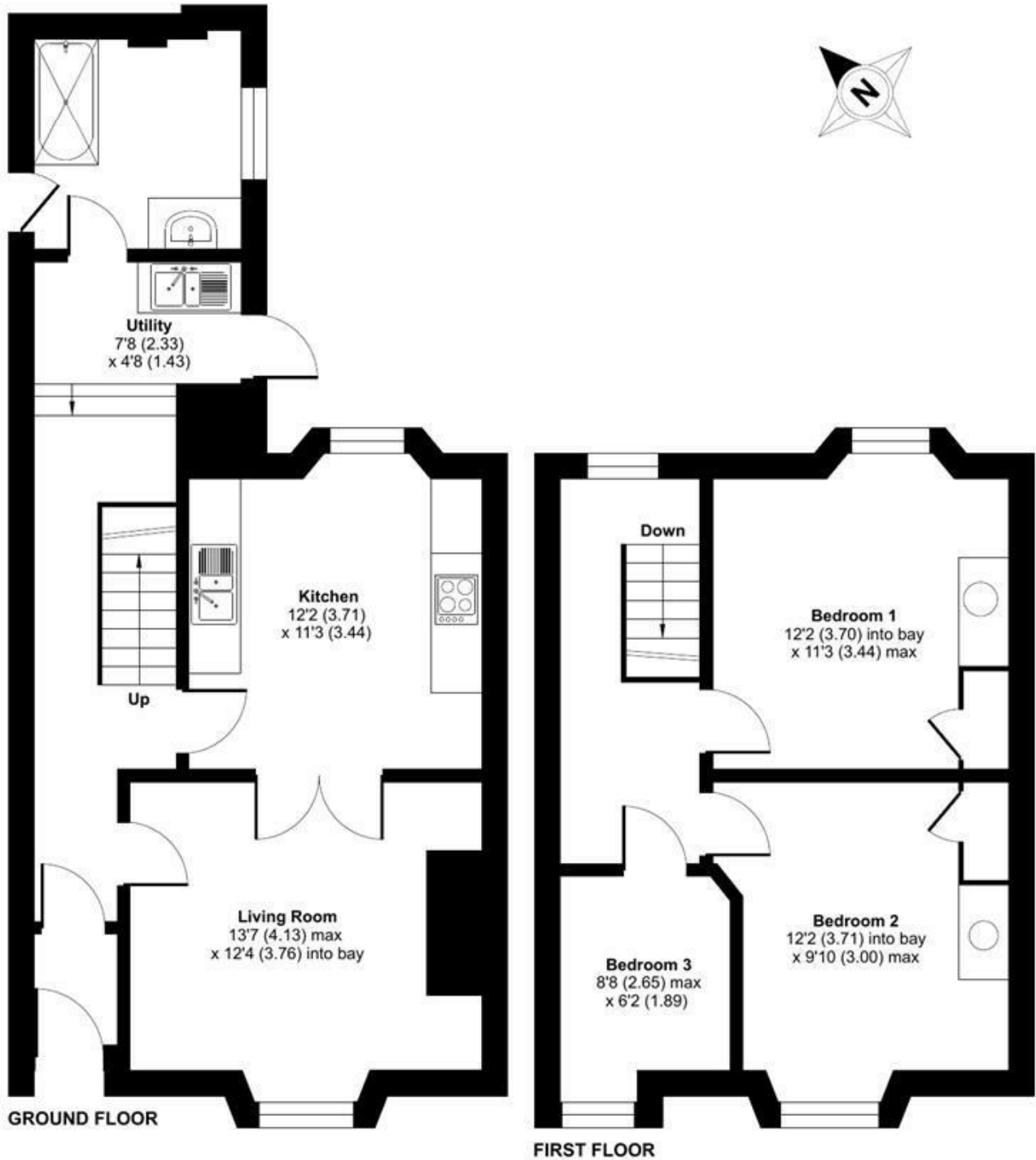


Floor Plan

Wellington Place, Falmouth, TR11

Approximate Area = 942 sq ft / 87.5 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). © nidecom 2026. Produced for Laskowski & Company. REF: 1462771