

**FOR SALE**



**Charles Avenue, Falmouth**  
**Guide Price £295,000**

  
**MARTIN & CO**

# Charles Avenue

Guide Price £295,000

- EXTENDED FAMILY HOME
- ALLOCATED PARKING SPACE
- SOUTH WEST FACING COURTYARD GARDEN
- GAS CENTRAL HEATING
- DOUBLE GLAZING

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Benefitting from a sizeable rear extension, this well-presented, larger than expected, three double-bedroom, end-of-terrace home is situated in a peaceful cul-de-sac in the heart of Boslowick - very conveniently located for local schools, shops, and Swanpool Beach.

Set back from the road and approached by a pedestrian walkway, to the front of the property is a small lawned garden with a path leading to the front door. Entering the property there is a hallway, with storage space under the stairs which lead to the first floor. To your left is a spacious kitchen, fully fitted with a range of base and wall units, a stainless-steel sink and a half and spaces for a washing



machine, dishwasher, fridge-freezer and oven. At the end of the hall there is an interconnecting lounge and dining room with patio doors leading out to a courtyard garden at the rear. On the first floor you will find three, double bedrooms, including a particularly spacious principal bedroom with plenty of space for storage. There is a modern bathroom with a white suite, vanity unit and bath with a mains-fed, rainfall shower, plus handheld attachment. The property benefits from a good amount of natural light with the windows to the rear being southwest facing. The rear courtyard garden is paved for low maintenance and is a private space where you can enjoy sunny afternoons and evenings. There is a timber shed and a side gate to the parking area. There is also a small timber shed to the front of the property which has power and ventilation - ideal for housing a tumble dryer or second freezer.

Council Tax Band B

EPC C

Gas Central Heating

Gas Boiler Replaced Dec 2022/4

Fuse board updated and EICR issued Dec 2024

New carpets fitted throughout Dec 2024

Double Glazing

Allocated Parking Space + Visitor Parking

Services: Mains gas, water, electricity and drainage. Fibre broadband to premises.

Built 1985

An ideal opportunity for a first-time buyer or young family looking for move-in-ready space in a quiet and convenient Falmouth location.



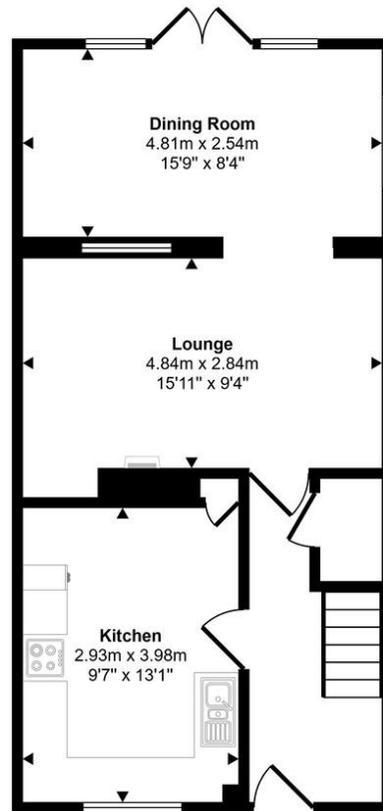
## LOCATION

Charles Avenue is a quiet, well-established cul-de-sac set just off Boslowick Road, approximately a mile from central Falmouth. Swanpool Beach, Nature Reserve and lake are less than a mile away via a tree-lined footpath, and Penmere train station is just 0.4 miles from the front door - with connections to Penryn, Truro, and mainline routes to Penzance and London Paddington. Local shops, including a Co-op, petrol station and convenience stores are a short walk away. Several well-rated primary schools are within a mile, and Falmouth School (secondary) is just over a mile away on Trescobeas Road.

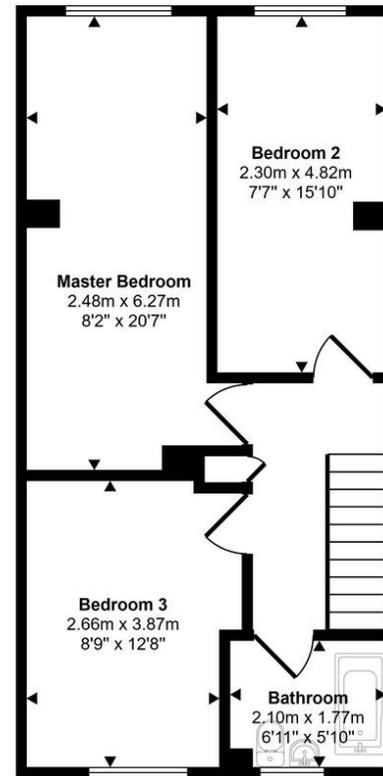
Falmouth is exceptionally located on the south coast of Cornwall, well connected by roads and train services to the rest of the county and beyond. Swathed in maritime history, Falmouth is now a vibrant hub for sporting and cultural pursuits. The south Cornish coast offers fabulous hiking trails and water sports opportunities just a stone's throw away and there are numerous yacht and sailing clubs with some of the finest day sailing waters in the UK. Additionally, Falmouth is also a centre for the Arts in Cornwall, with the Princess Pavilion and The Poly offering a rich programme of events throughout the year.



Approx Gross Internal Area  
100 sq m / 1074 sq ft



Ground Floor  
Approx 50 sq m / 534 sq ft



First Floor  
Approx 50 sq m / 540 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

## Martin & Co Falmouth

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**MARTIN&CO**

**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.