



## 11 Arwenack Avenue, Falmouth, TR11 3JW

**£475,000**

Situated along one of Falmouth's most renowned, tree-lined avenues, offering exceptional convenience for the town's varying amenities and a short walk to popular Gyllyngvase and Castle beaches alike; a detached 3 bedroom bay-fronted property of circa 1930's origin, providing incredibly light and airy two-storey accommodation with the addition of an enclosed westerly-facing rear garden, raised and established frontage, off-road parking, and the appeal of no onward chain.

### Key Features

- Presentable, detached property
- Scope to modernise or reconfigure
- Enclosed rear garden and raised frontage
- Doorstep convenience to Falmouth town
- Light and bright two-storey accommodation
- 3 bedrooms, 1 shower room
- Off-road parking space
- EPC rating E



## THE ACCOMMODATION COMPRISSES

A quaint garden pathway with courtesy handrail rises across a front terrace, approaching a uPVC replacement front entrance door with obscure glazing and exterior courtesy light, together with steps rising into the:-

### RECEPTION HALLWAY

Bright, light and welcoming, with the addition of two high level glazed windows to the side elevation providing much natural light, together with wall lights and hanging light with ceiling rose. Radiator, staircase rising to first floor level with courtesy handrail, under-stair storage and a particularly useful WC access via a panelled door with coat hooks. Multi-pane doors to the dining room, kitchen and:-

### LIVING ROOM

Another exceptionally light room, with charming walk-in bay window to the front, allowing a broad and elevated view over tree-lined Arwenack Avenue, offering seasonal views across the rooftops in the winter and autumn months. Central fireplace with gas ignition fire, polished stone hearth and backsplash, together with hardwood mantel and arched alcove to the side with wall lights in situ. Two radiators, pendant light with dimmer switching and ceiling rose.

### KITCHEN

Situated at mid-point within the property and providing ancillary side access from a part obscured glazed side door, together with further windows set either side, allowing for plentiful natural light. The kitchen comprises a comprehensive array of panelled units to four sides, set both above and below a granite-effect rolltop worksurface, incorporating stainless steel sink with drainer and mixer tap, space and plumbing for white goods including washing machine, dishwasher, tumble dryer, and further space for freestanding fridge/freezer. Tiled splashback at mid-point descending to floor level. Exposed Viessman boiler providing domestic hot water and heating, Hotpoint electric oven with grill feature, four ring electric hob, and extractor fan. Ceiling spotlights, tiled flooring.

### DINING ROOM

Spanning the width of the property, with broad sliding doors providing light from a south-westerly aspect and a pleasing view across the lower patio and upper garden area, providing a select of specimen and mature plants and shrubbery. Central fireplace with electric focal point fire, hardwood mantel and surround, together with shallow alcoves either side. Broad single radiator. Elaborate ceiling lights.

## FIRST FLOOR

### LANDING

Panel doors provide access to all bedrooms and main shower room. Raised panel door providing access to airing cupboard housing unvented hot water tank and slatted shelving. Casement windows to side elevation providing natural light, together with radiator under. Loft hatch, wall lights, ceiling mounted vent for airflow system.

### BEDROOM ONE

A full width double bedroom providing ample space for bedroom furniture. Broad glazed window to the front elevation providing a raised and elevated outlook across

Arwenack Avenue, offering glimpses of Flushing, the harbour and Pendennis Castle during seasonal months. Ceiling light, radiator.

### MAIN SHOWER ROOM

A three piece suite comprising low flush WC, vanity unit with wash hand basin at mid-point, mixer tap, mirror with downlights and cupboards surrounding. Double width shower cubicle with glazed and sliding doors, tiling throughout and Triton electric shower. Obscure glazed window, inset downlights, towel rail and radiator under. Half-height tiling from floor to mid-point, water resistant flooring.

### BEDROOM THREE

A nicely sized single room with casement window to the side elevation offering an outlook to the rear of the properties of Grovehill Crescent. Radiator, ceiling light.

### BEDROOM TWO

Another well proportioned, spacious and full width double bedroom, once again, alike to bedroom one, with broad double glazing offering an elevated outlook over the rear garden and further afield, along Grovehill Crescent and the trees in the distance. Radiator, ceiling light, ample space for bedroom furniture.

### THE EXTERIOR

#### TO THE FRONT

#### OPEN PARKING SPACE AND FRONTAGE

From Arwenack Avenue, a convenient parking space for one vehicle exists, with retaining walls surrounding, together with gently sloped pathway and a small number of steps with courtesy handrail rising to a raised frontage, wrought iron gate providing side access to the kitchen door, and to the rear garden. A main paved pathway circulated around the property, passing a small frontage laid to stone shingle and bordered by mature shrubbery, together with picket fence to the far boundary. Raised beds outline the garden pathway, leading past the front entrance door and onto a raised hardstanding giving way to a sizeable shed. The pathway continues:-

#### TO THE REAR

#### REAR GARDEN

A broad and paved patio provides an excellent sitting out space with a sunny and favourable south-westerly aspect providing much natural light - undoubtedly a sun trap, particularly within the spring and summer months. A curved retaining wall surrounds the lower patio, with shallow outbuilding/garden store to the far side. Cut stone steps with courtesy handrail lead to a raised and low maintenance upper level, surrounded by mature hedging and shrubbery, as well as Dracaena palms. Space in which those discerning purchasers would enjoy placing their own style upon, if desired.

### GENERAL INFORMATION

### SERVICES

Mains electricity, water, gas and drainage are connected to the property. Telephone points (subject to supplier's regulations). Gas fired central heating.

**TENURE**

Freehold.

**COUNCIL TAX**

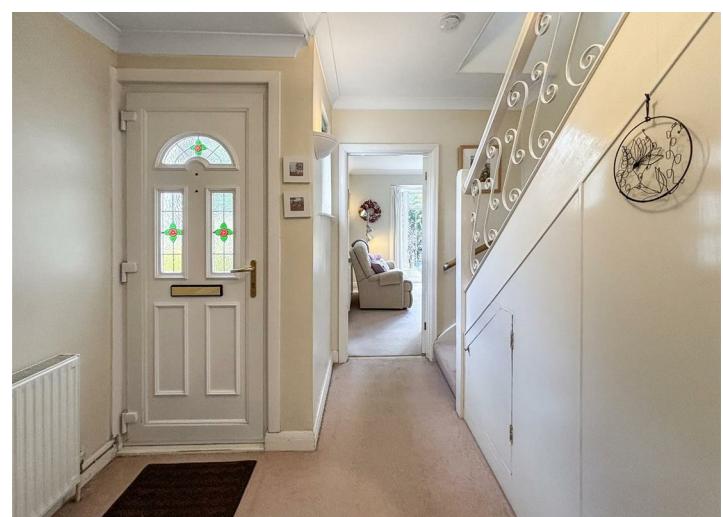
Band C - Cornwall Council.

**VIEWING**

Strictly by prior appointment with the vendor's Sole Agent -  
Laskowski & Company, 28 High Street, Falmouth, TR11  
2AD. Telephone: 01326 318813.

**CONCRETE SCREENING TEST**

A recent mundic report undertaken in July 2025 has  
categorised this property as 'A2' - therefore, deemed  
suitable for standard purchase/mortgage purposes.

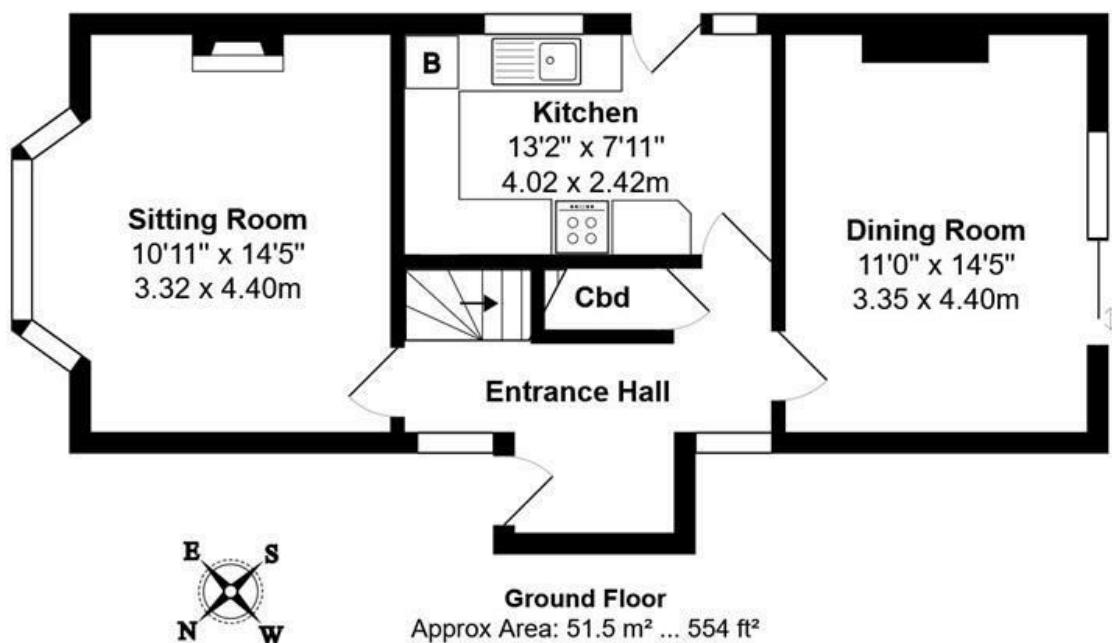


# Floor Plan



## First Floor

Approx Area: 47.5 m<sup>2</sup> ... 511 ft<sup>2</sup>



## Ground Floor

Approx Area: 51.5 m<sup>2</sup> ... 554 ft<sup>2</sup>

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Total Approx Area: 99.0 m<sup>2</sup> ... 1066 ft<sup>2</sup>

All measurements are approximate and for display purposes only