



TOM WILLS
PERSONAL PROPERTY AGENTS

15 Raleigh Place
Falmouth, TR11 3QJ
£350,000



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Situated on a quiet yet highly sought-after street, primarily made up of terraced homes built in the early 1900s, this is a well-proportioned, nicely presented, light and airy three-bedroom house. It features a stylishly updated kitchen and first-floor bathroom, along with a low-maintenance courtyard that leads to a generous off-road parking space. The first floor also boasts far-reaching views, capturing the harbour and Flushing village

- Quiet central town position
- Elevated views to Falmouth Harbour
- Impressively landscaped rear patio/courtyard
- Double parking
- Well proportioned accommodation
- Recently refitted kitchen and bathroom
- Attractive terrace of early 20th century houses
- First floor bathroom
- Two double bedrooms plus one single
- Gas fired central heating and double glazing





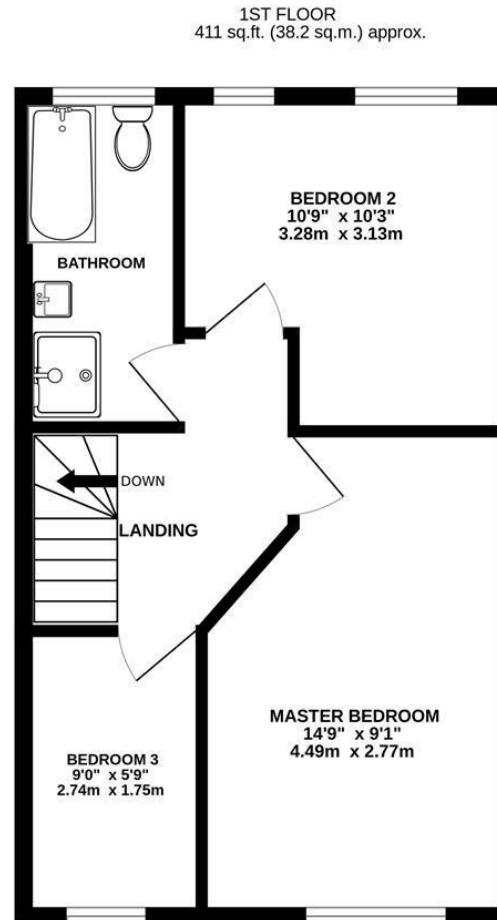
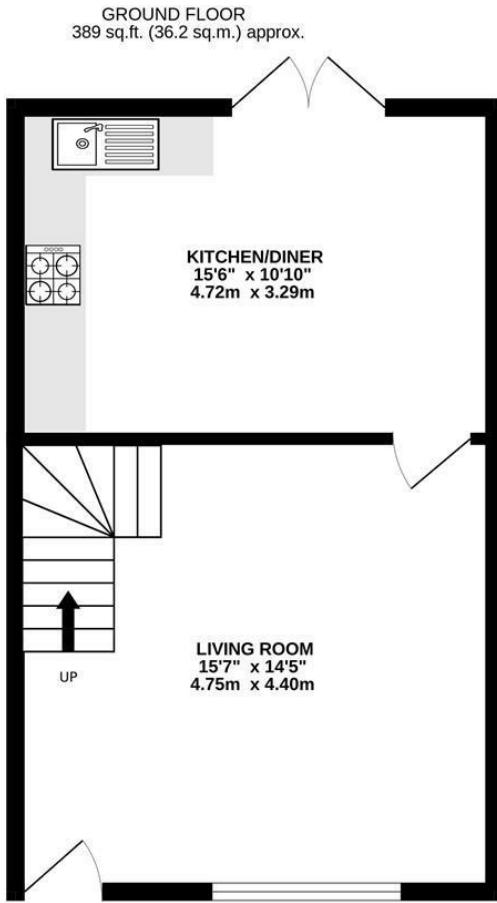
Beautifully modernised in recent years, this charming home has been thoughtfully upgraded throughout, including a complete kitchen and bathroom refit and fresh redecoration along with stylishly fitted shutter blinds in many rooms. Most notably, the rear garden has been professionally landscaped to create a lovely patio/terrace, leading to double parking—a rare feature for such a central town location. From the rear of the first floor (bedroom 2), there are unexpected views over rooftops towards Falmouth Harbour and Flushing village.

THE LOCATION

Raleigh Place is a quiet street with little slow-moving traffic, conveniently located just a few minutes' walk from Kimberley Park, Falmouth Moor, and the town centre/harbourside. Kimberley Park is only 150 meters away, while the town's main bus station on The Moor is just 500 meters from the front door, providing easy access to the harbourside and ferry links to St Mawes and other stunning locations along the Fal River. Falmouth Seafront, including Gyllyngvase Beach, is just an 18-minute walk from the property.

ADDITIONAL INFORMATION

Tenure - Freehold. Possession - Vacant possession upon completion to coincide with our client's onward purchase. Services - Mains gas, electricity, water and drainage. Council Tax - Band B. EPC rating - 72(C). Gas fired central heating.. **VIEWING ARRANGEMENTS- BY TELEPHONE OR EMAIL APPOINTMENT.**

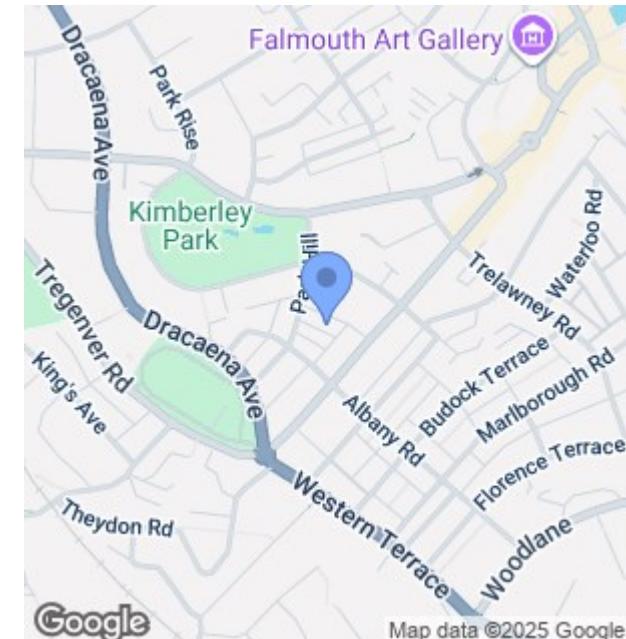


TOTAL FLOOR AREA : 801 sq.ft. (74.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Viewing

Please contact us on 01326 352302
if you wish to arrange a viewing appointment for this property or require further information.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.



Energy Efficiency Graph

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		72
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC