



5 Tresellick Gardens Meadowbank Road, Falmouth

Guide Price £395,000



Heather & Lay  
*The local property experts*



- Modern House With Stunning Views On All Three Levels
- Open Plan Living Area With Fitted Kitchen & Built-In Appliances
- Great Location with Convenient Access To Town, River & Amenities
- Bi-Fold Opening Doors Leading Onto The Decked Terrace
- Private Allocated Parking Space Plus Two Visitor Parking Bays
- Remainder Of Build Warranty Dated From 2017
- Currently A Successful Airbnb - Fantastic Reviews (Rated Top 10% In UK Home)

### THE PROPERTY

With three good sized bedrooms over three floors, this property offers space and comfortable living. Built and completed in 2017 and having the remainder of the build warranty means there is to little worry about with ongoing maintenance costs. On the ground floor, there is a W/C and a large open-plan living area with defined kitchen, dining and lounge space. Two bedrooms are on the first floor with a main bathroom and the master bedroom (with en-suite) is on the second floor. The rear has beautiful views of the water looking across to Flushing village and being as it's the river there is always activity. Outside there is off-road parking at the front and an enclosed terraced area to the rear ideal for outside dining and BBQ's. Currently used as a highly rated Airbnb, with fantastic reviews scoring 4.98 out of 5 stars and in the top 10% of Airbnb properties voted by guests. This is a well-cared for and immaculately presented modern house, making it the ideal home for someone or a great investment opportunity.

### THE LOCATION

Meadowbank Road is set up high above the harbourside, a short walk away. It is a convenient spot where the town is about half a mile. Spoilt for choice for pubs with The Greenbank Hotel and its excellent 'Working Boat' waterside pub beneath, The Boathouse. Falmouth is renowned for its beautiful period buildings and wonderful sailing waters. A true sailor's town, Falmouth has seen a renaissance over the past fifteen years and offers a vast array of bars, restaurants and pubs to suit all tastes. Famed for its many festivals and regattas, the town also offers a good selection of shops, from boutiques to high street retailers, all of which are on one's doorstep here.







## ACCOMMODATION IN DETAIL

### (ALL MEASUREMENTS ARE APPROXIMATE)

A composite triple lock "front door" with obscure glass inserts leads into the....

### ENTRANCE HALL

Wood effect flooring throughout the ground floor with warm and cosy underfloor heating. Turning staircase rising to the first floor. Thermostat controls. Solid oak doors accessing the open plan living area & WC.

### CLOAKROOM/WC

White suite comprising low-level flush WC and wash basin with tiled splash back on vanity unit. Modern RCD fuse box. Extractor and spotlights. Continuation of underfloor heating and wood effect flooring.

### OPEN PLAN LIVING AREA

25' 8" x 14' 1" (7.83m x 4.30m)

Defined areas of seating and kitchen.

### LIVING/DINING ROOM

Bi-Folding doors out into the rear garden. Understairs storage cupboard. Inset wall mounted TV media centre.

### KITCHEN

Glossy grey-fronted base and eye level units, complemented by light work surfaces and inset stainless steel sink and drainer with mixer tap. Tiled splashback. Double glazed window to the front. Integrated appliances include a double oven, induction hob with stainless steel hood over, washing machine, dishwasher, fridge and freezer.

### FIRST FLOOR

Solid oak doors accessing the two bedrooms, bathroom and storage cupboard. Half turning staircase rising to the second floor master bedroom. Radiator.

### BEDROOM TWO

14' 1" x 9' 5" (4.30m x 2.87m)

Large double glazed window to the rear with water views look across to Flushing, countryside and Falmouth Bay. Radiator.











### BEDROOM THREE

14' 1" x 8' 10" (4.30m x 2.69m)

Large double glazed window to the front with space for double bed and large recess area for wardrobes and storage space. Radiator.

### FAMILY BATHROOM

7' 8" x 6' 8" (2.34m x 2.03m)

Modern white three piece suite comprising panelled bath with glass bi-fold shower screen, electric shower over and tiling surround, wash basin with mixer tap and WC with low level flush and combination vanity unit. Heated towel radiator, tiling surround, spotlights and extractor fan. Wood effect flooring.

### SECOND FLOOR

Small landing with solid oak doors accessing the master bedroom and an airing cupboard housing the gas combination boiler.

### MASTER BEDROOM

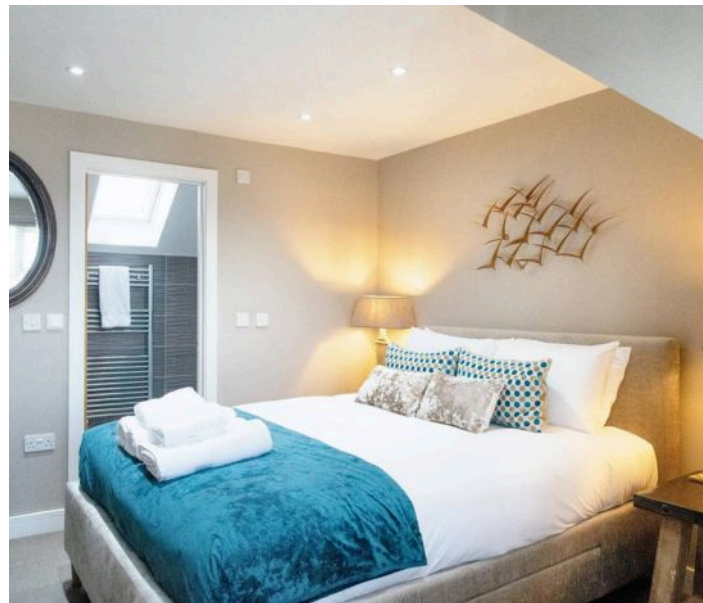
13' 10" x 10' 8" (4.21m x 3.25m)

Large double glazed window to the rear with stunning river views looking across to Flushing village, countryside, Falmouth Bay and over to the Roseland Peninsula in the distance. Sloping ceilings, two eaves storage cupboards and a solid oak door accessing the en-suite. Radiator.

### EN SUITE

10' 8" x 3' 11" (3.25m x 1.20m)

Large shower cubicle with plumbed rainfall shower above and hand attachment, well presented with tiling surround and wide glass door. WC with low level flush and wash basin on vanity unit. Tiled splashback, heated towel radiator and Velux window above.







## GARDEN

## OFF STREET PARKING

## TENURE

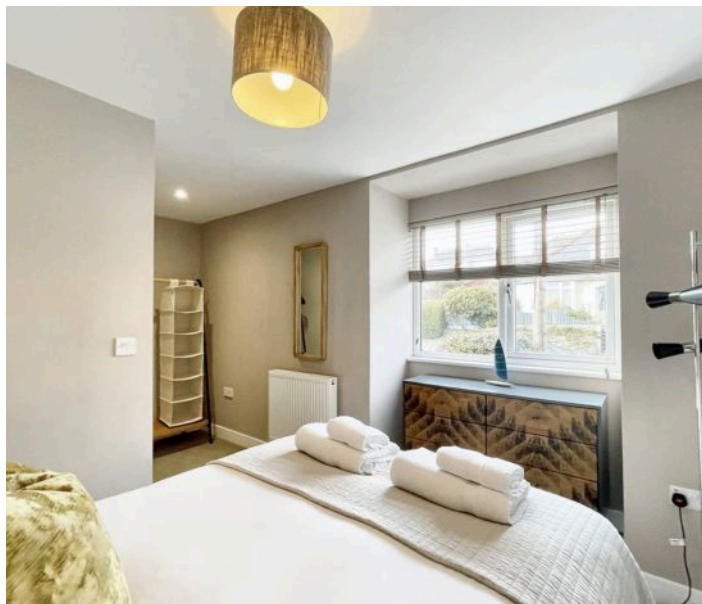
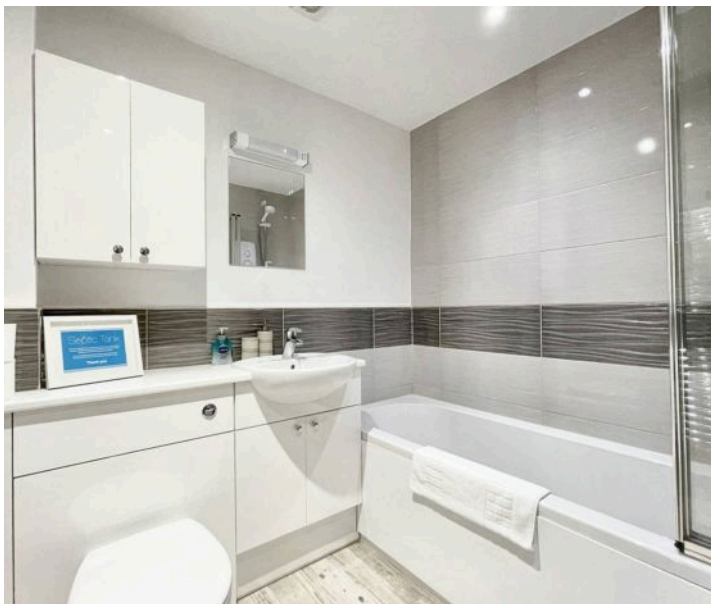
Freehold. An estate management charge of approximately £687 per annum (currently payable quarterly at £172). This contribution covers a small reserve fund, maintenance of two shared visitor parking spaces, preparation of annual accounts, communal lighting, and the upkeep of the steps, small communal area, and bin store. The home also benefits from the remainder of a 10-year build warranty, providing added peace of mind.

## AGENTS NOTE

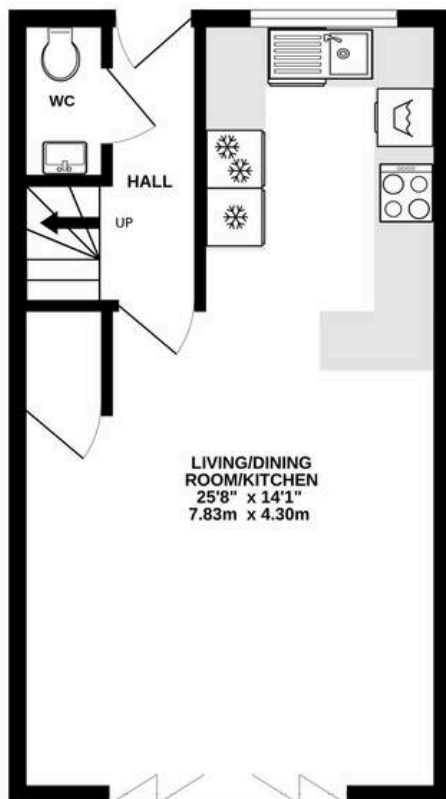
Please note the property is currently booked as a holiday let so please contact Heather & Lay for viewing access arrangements and strictly by appointment only.

## AIRBNB RATING & GUEST FEEDBACK

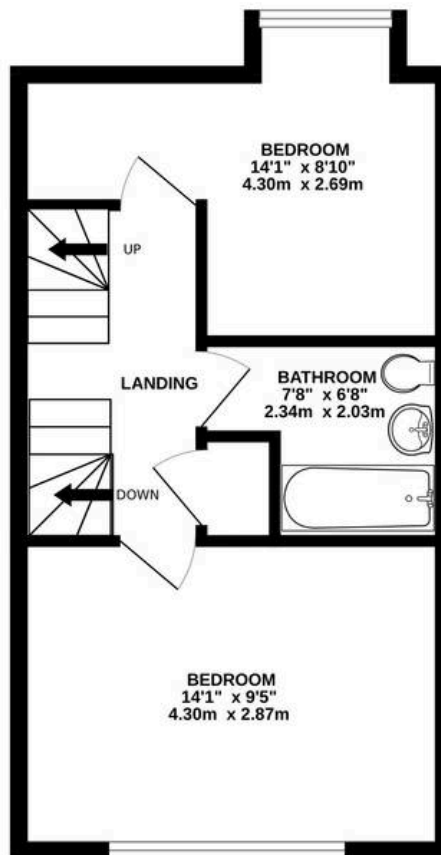
January 2025 – “Sea Glass is a lovely property – clean, spacious, beautifully decorated, great amenities. It is well situated in Falmouth – easy to walk into town or Penryn – with good views of the water. The hosts are very welcoming and friendly. We found it to be a super base for a short break”. Total Reviews 44 at 4.98 rating out of 5! Top 10% in Airbnb for “One of the most loved homes on Airbnb, according to guests.” This property would be suitable for residential or investment purchasers with an opportunity to secure a much loved and top rated home



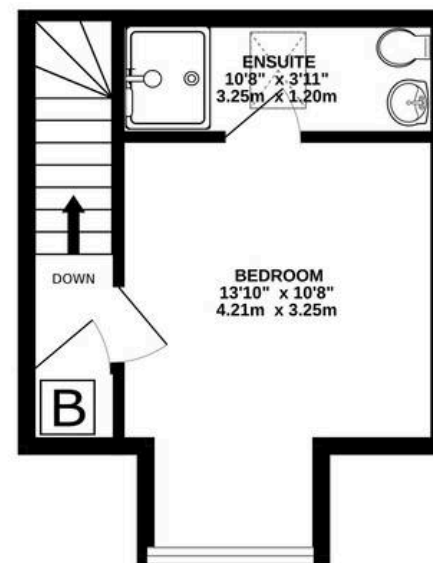
GROUND FLOOR  
363 sq.ft. (33.7 sq.m.) approx.



1ST FLOOR  
372 sq.ft. (34.5 sq.m.) approx.



2ND FLOOR  
215 sq.ft. (20.0 sq.m.) approx.



TOTAL FLOOR AREA : 950 sq.ft. (88.2 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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## Heather & Lay

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