



55 Trevethan Road, Falmouth

Guide Price £375,000



Heather & Lay
The local property experts

- Charming 1920s terraced townhouse with elevated harbour and estuary views
- Spacious accommodation arranged over three floors
- Four bedrooms including a top-floor principal bedroom with en-suite WC
- Two generous reception rooms offering flexible family living
- Enclosed rear garden enjoying afternoon and evening sunshine
- Detached garage with rear lane access
- Short walk to Falmouth town centre, harbourside and amenities
- No onward chain
- Ideal family home or investment property in a highly convenient location

THE PROPERTY - Behind its attractive 1920s façade lies a home that is guaranteed to surprise. Deceptively spacious and thoughtfully extended over three floors, this charming terraced townhouse offers bright, versatile accommodation with delightful elevated views towards Falmouth Harbour, the docks, estuary and the Roseland Peninsula. Equally suited as a spacious family home or investment opportunity, the property has most recently been successfully utilised as a student let whilst retaining all the character and warmth of a welcoming family residence. The accommodation is both generous and adaptable, comprising two well-proportioned reception rooms, including a bay-fronted sitting room enjoying harbour views and a spacious living/dining room opening through to a fitted kitchen. Arranged across the upper floors are four bedrooms, including an impressive top-floor bedroom with en-suite WC and far-reaching views across the harbour, together with a well-appointed family bathroom serving the remaining bedrooms. Benefitting from UPVC double glazing throughout and a recently installed Worcester Bosch gas combination boiler, the property offers comfortable, practical living in a highly sought-after location. Completing the package is an enclosed rear garden and the valuable addition of a garage, a feature seldom found so close to Falmouth's bustling town centre and harbourside.





THE LOCATION

Situated on the ever-popular Trevethan Road, the property enjoys an exceptionally convenient position just a few minutes' walk from Falmouth's thriving town centre and picturesque harbourside. Renowned for its vibrant atmosphere, Falmouth offers an outstanding selection of independent boutiques, cafés, restaurants, galleries and waterside pubs, alongside the National Maritime Museum, Events Square and a year-round calendar of festivals and events including Falmouth Week, the Oyster Festival and the International Sea Shanty Festival.

The beautiful seafront, with Gyllyngvase Beach, Pendennis Castle and the South West Coast Path, is approximately one mile away, while Falmouth Town and Penmere railway stations provide regular links to Truro and onward connections to Exeter and London Paddington. Excellent schooling, Falmouth University and an exceptional range of leisure and sailing facilities further enhance the appeal of this sought-after coastal location, making it an ideal place to live, work or invest.









GARDEN

To the rear, the property enjoys a fully enclosed garden offering an ideal balance of low-maintenance outdoor space and a pleasant area to relax or entertain. A paved courtyard adjoins the rear of the house, perfect for al fresco dining, with steps rising to a lawn bordered by mature planting. Enjoying afternoon and evening sunshine, the garden provides a lovely setting with gated rear access leading conveniently to the garage and rear service lane. Outside tap.

GARAGE 15' x 9' 10" (4.57m x 3m)

A particularly valuable feature of the property is the detached garage, accessed via the rear service lane and benefitting from both vehicular and pedestrian access. Equipped with lighting and power, it provides secure parking, excellent storage or workshop potential.

COUNCIL TAX: B

TENURE: Freehold

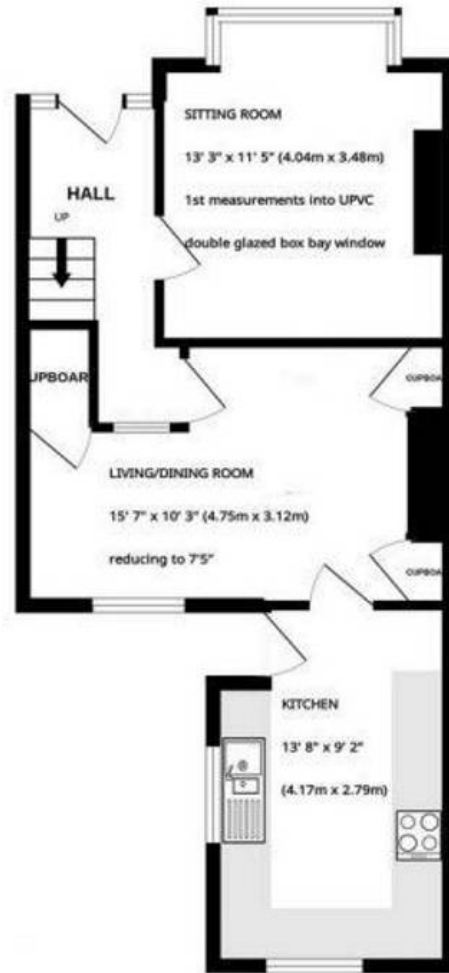
EPC RATING: D

SERVICES: Main water, gas, electricity & drainage.

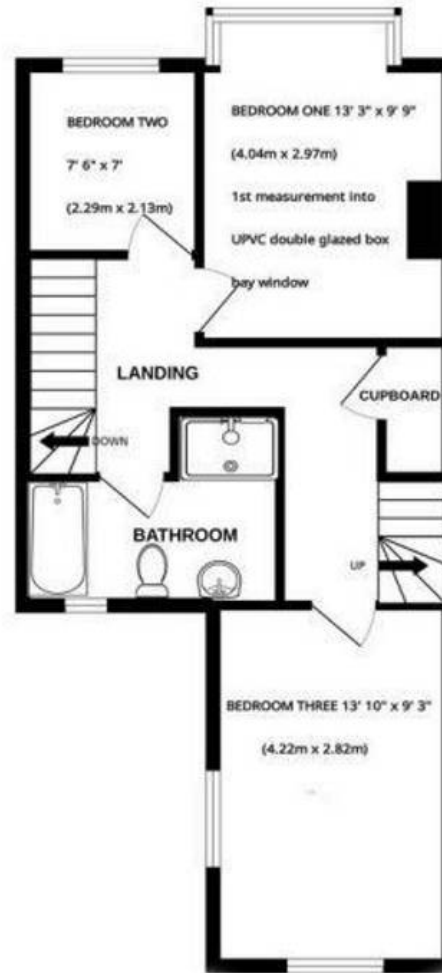
AGENTS NOTE: Mundic Test 26/11/1997 Class A



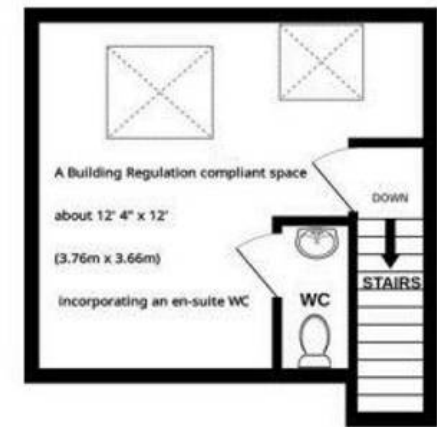
GROUND FLOOR
474 sq.ft. (44.0 sq.m.) approx.



1ST FLOOR
496 sq.ft. (46.1 sq.m.) approx.



2ND FLOOR
227 sq.ft. (21.1 sq.m.) approx.





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