



17 Hillside Road, Falmouth

Guide Price £265,000



Heather & Lay
The local property experts

- Superbly Modernised Accommodation Throughout
- Beautifully Enclosed & Established Sunny Rear & Front Gardens
- Plenty of on street parking available
- Convenient Location With Walks To Swanpool Beach, Amenities, Town & Penmere Station
- Characterful Features
- Two Double Bedrooms
- Thoughtfully/Stylishly Refitted Kitchen & Bathrooms
- Patio, Lawn & Seating Areas To Enjoy
- UPVC & Modern Gas Combination Boiler
- **PLEASE WATCH OUR PROPERTY VIDEO TOUR**

THE PROPERTY

Situated in the ever-popular Swanvale area of Falmouth, this charming two-bedroom end-of-terrace home combines character features with modern comforts, making it an ideal first home, investment or property to downsize into. Within walking distance of Swanpool Beach, Penmere railway station, local amenities and Falmouth town centre, it enjoys an excellent position for both convenience and coastal living.

The light and well-presented accommodation comprises an entrance hall, a spacious dual-aspect living/dining room with an attractive fireplace, a fitted kitchen/breakfast room with access to the rear garden, two double bedrooms and a spacious family bathroom comprising both a bath and separate shower. Retaining period features including picture rails and panelled doors, the property also benefits from modern gas central heating and UPVC double glazing.

Outside, the beautifully landscaped rear garden provides a wonderful space to relax and entertain, with mature planting, lawned areas and secluded seating, creating a peaceful retreat just moments from Falmouth's beaches and vibrant town centre. Residential parking is available directly to the front of the property, with ample unrestricted on-street parking for residents and visitors.





THE LOCATION

Situated in the popular Swanvale area on the western side of Falmouth, the property enjoys an enviable position within walking distance of Boslowick's local amenities, including the Co-op convenience store, petrol station, healthcare facilities and well-regarded schools.

Penmere railway station is just a short walk away, providing regular services to Falmouth, Truro and onward connections to Exeter, London Paddington and beyond. Nearby pedestrian pathways lead directly to the beautiful Swanpool Nature Reserve, with its picturesque lake, woodland walks and access to Swanpool Beach. Gyllyngvase Beach, the South West Coast Path, Maenporth and the Helford River are also all within easy reach, making this an ideal location for those who enjoy coastal and outdoor living.

Falmouth's vibrant town centre is approximately one mile away, offering an excellent selection of independent shops, galleries, cafés, restaurants, pubs and national retailers, alongside its historic harbour, renowned sailing waters and year-round festivals.

Regularly recognised as one of the UK's most desirable places to live, Falmouth perfectly combines a relaxed coastal lifestyle with excellent amenities, transport links and a thriving community, making this an exceptional location for families, professionals, retirees and investors alike.

SWANVALE GARDEN SUBURB

During the first quarter of the 20th century the Falmouth Docks & Engineering Co. had need of a rapidly expanding labour force and a requirement for having to be conveniently situated for access to the docks, via a newly constructed Penmere Halt on the G.W.R. Railway.

The 300 acres of land they acquired were originally farmed, with leases going back to 1638 in the Parish of Budock. The Managing Director of the Company, John Silley was a businessman and philanthropist, initiated a proposal that the houses should be built for the employees and owned by them and to this end a 'Building Thrift Club' was formed to which the employees contributed to gather funds until it was possible to start building.

The start of the construction of 300 freehold homes was reported in the West Briton dated 14th December 1923, beginning in East Rise. Below East Rise was constructed a sports field with tennis courts and a Pavillion.

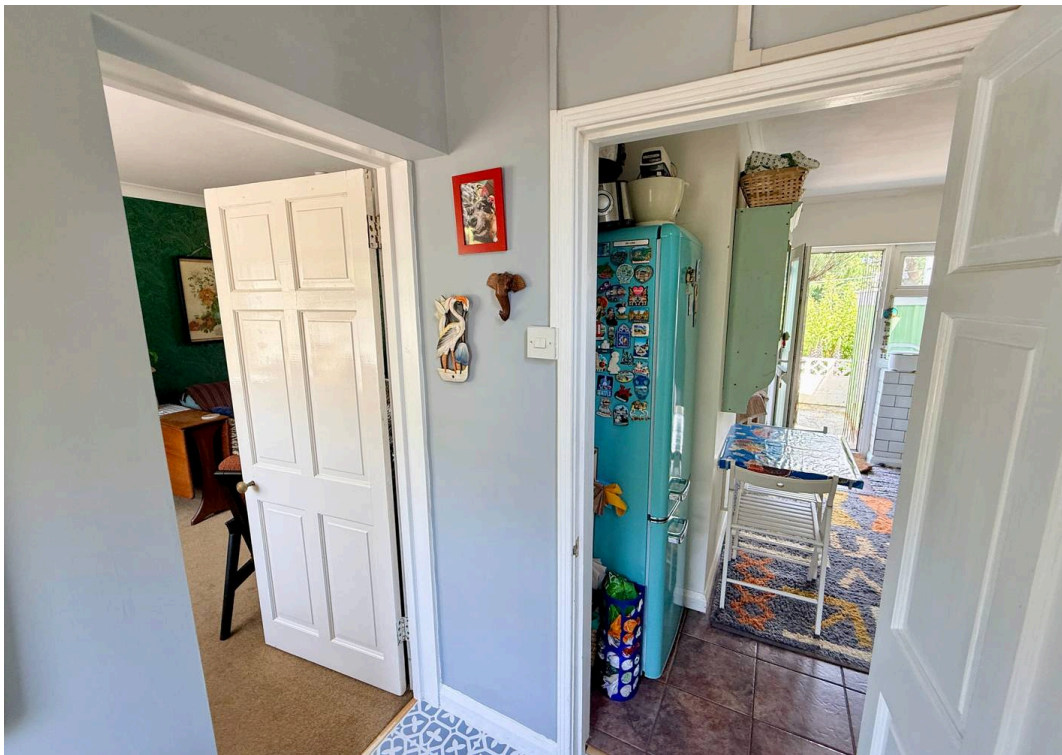
The report in the London Times Newspaper of 1927 enthusiastically states: "An experiment that is being carried out there (Swanvale) is one of the most important that has ever been attempted in the country to secure the most amicable relationships between employers and employees. It is more than a garden village. It is a garden village and a village by the sea in one.

There are now 100 cottages completed." The London architect employed were well known designers in the Tudor, Arts & Crafts tradition with houses influenced by the 1919 Housing Manual. The development incorporated a 'village' green, a crescent and dormer cottages at East Rise.

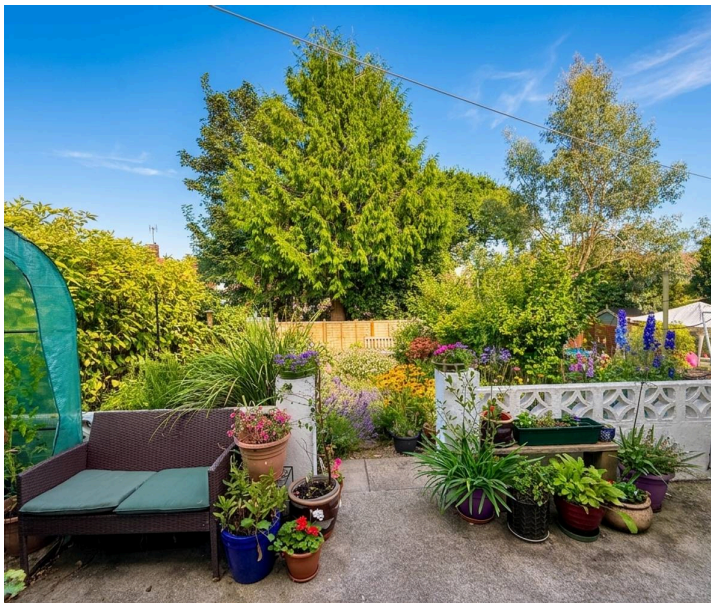












GARDEN

A true highlight of the property is its beautifully landscaped, mature rear garden, enjoying a sunny aspect and offering a wonderful space to relax or entertain. Thoughtfully designed, it features a generous paved terrace for outdoor dining, gently sloping lawns, established flower borders, attractive rockeries and a secluded seating area at the far end, perfect for enjoying the afternoon and evening sunshine. Enclosed by timber fencing and block walls, the garden provides a good degree of privacy and shelter. To the front, a paved terrace is complemented by colourful planted flower beds, with steps leading to the entrance and gated side access to the rear garden. An outside tap and external lighting complete the space.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

SERVICES: Mains electricity, gas, water & drainage. Fully double glazed.

ANTI-MONEY LAUNDERING REGULATIONS - Purchasers

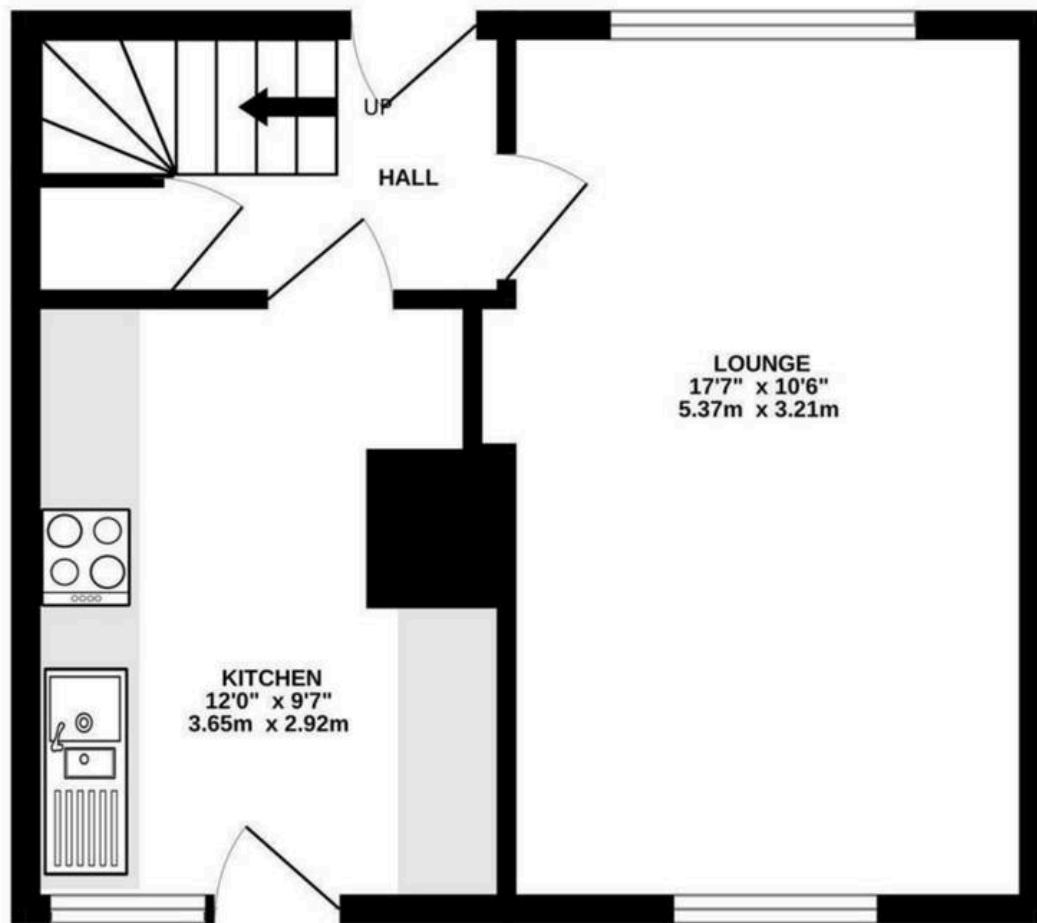
We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for this process and any ongoing monitoring is carried out correctly, the initial AML checks are processed on our behalf by CREDAS. A cost of £20 (excl. VAT) will be payable by each purchaser at point of an offer being agreed. Credas will send you a payment link to complete this within the Credas app. This payment is non-refundable.

PROOF OF FINANCE - Purchasers

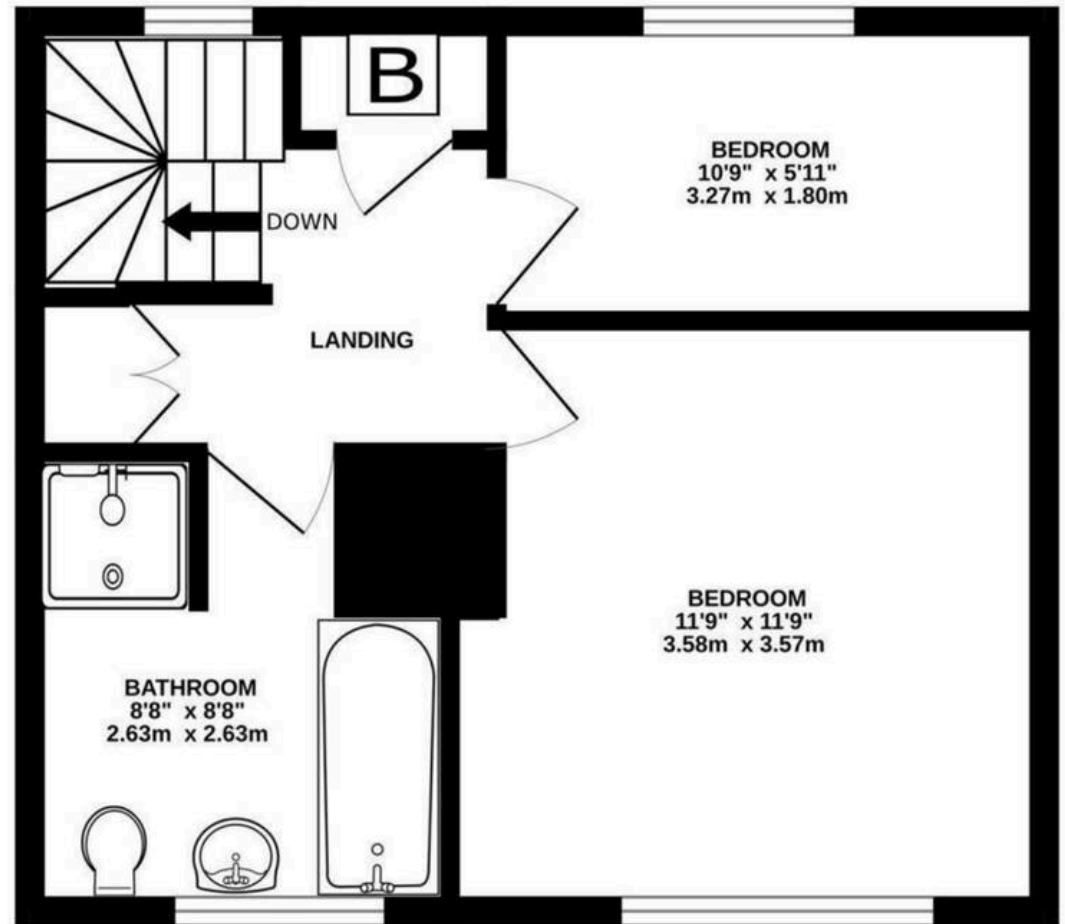
Before an offer is formally agreed, we will require proof of your financial ability to purchase. Again, we ask for your cooperation on this matter to avoid any unnecessary delays in issuing a memorandum of sale.



GROUND FLOOR
346 sq.ft. (32.1 sq.m.) approx.



1ST FLOOR
341 sq.ft. (31.7 sq.m.) approx.





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