



16 Trelawney Avenue

Falmouth

16 Trelawney Avenue Falmouth, TR11 4QT

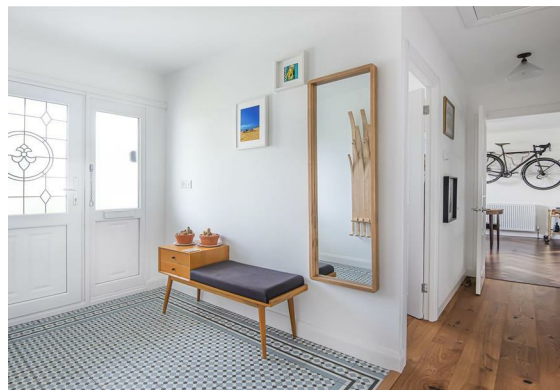
Enjoying a quiet and highly convenient position between Gyllyngvase beach and the town centre, an impeccably refurbished detached bungalow, completely remodelled and modernised, providing flexible accommodation with superb open-plan living room / kitchen, enclosed southwest facing garden, garage and off-road parking.

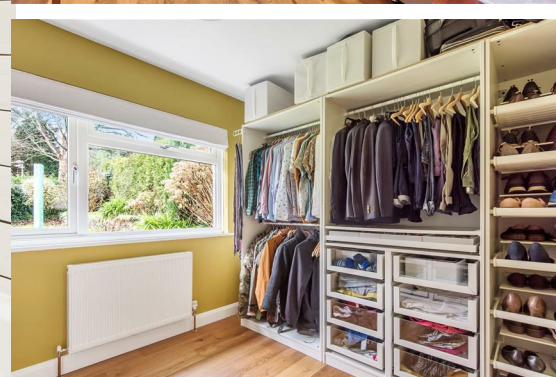
Distances

Gyllynvase beach – 700 yards;
National Maritime Museum (Events Square) – 750 yards; Falmouth Marina (North Parade) – 1.6; Mylor Yacht Harbour – 6; Truro – 12; Cornwall Airport (Newquay) - 30
(All distances are approximate and in miles)

The Location

Situated at the foot of Trelawney Avenue, a no through road off Woodlane, with footpaths providing a level walk to Falmouth Town railway station, Maritime Museum and town centre, and in the other direction through Fox Rosehill Gardens and onto Gyllyngvase beach and seafront. This is one of Falmouth's most convenient and central positions with all this vibrant town has to offer within a short walk.





The Property and Garden

- Detached bungalow
- Comprehensively refurbished in 2018
- Open plan living room / dining room
- High quality kitchen with integrated appliances, SMEG cooker and hood, solid wood tops and engineered parquet flooring
- Master bedroom with superb en-suite shower room, including double shower
- Flexible layout - currently configured providing 2 double bedrooms with large dressing room and study/snug
- Family bathroom with roll-top bath
- Boot room and store
- Integral garage
- Off road parking for three cars
- Enclosed, level and southwest facing rear garden with side access

Shore recommendations

- Take a stroll to Gyllngvase beach and enjoy a sunowner overlooking the bay
- Explore King Henry VIII's castle and garrison on Pendennis Point
- Walk the South West Coast Path to Swanpool, Maenporth and The Helford beyond
- Unrivalled sailing facilities on your doorstep
- Enjoy the numerous festivals including Fal River, Sea Shanty, Oyster and Falmouth Week
- Learn to sail from RYA level 1 to advanced seamanship courses in the sheltered waters of The Carrick Roads.

Tenure, services and general information

Freehold. Mains water, drainage and electricity. Gas fired central heating. Council Tax: D. Broadband: Fibre optic connected

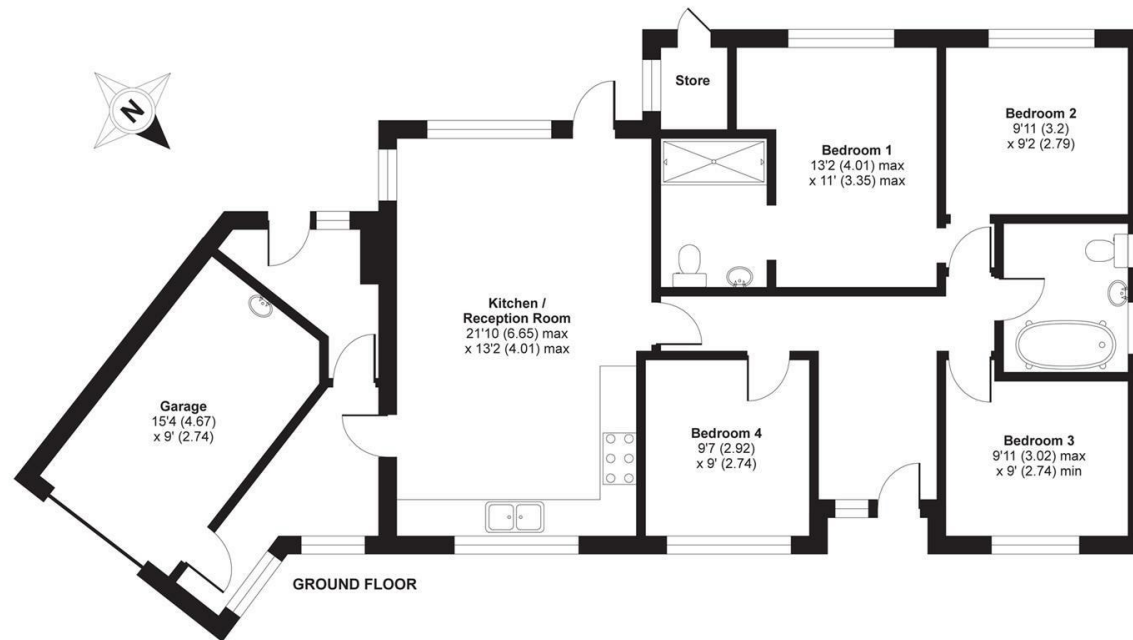
Fixtures and fittings

Only those fixtures and fittings mentioned specifically in the sales particulars are to be included in the sale. All others (including light fittings not mentioned, furniture, garden furniture, garden ornaments etc) are not included but may be available by separate negotiation

16 Trelawney Avenue, Falmouth, TR11 4QT

APPROX. GROSS INTERNAL FLOOR AREA 1091 SQ FT 101.4 SQ METRES (EXCLUDES GARAGE & STORE)

APPROX. GROSS INTERNAL FLOOR AREA 1261 SQ FT 117.1 SQ METRES (INCLUDES GARAGE & STORE)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

Copyright nichecom.co.uk 2020 Produced for Shore Partnership Limited REF : 576216

Fixtures and Fittings - Only those fixtures and fittings mentioned specifically in the sales particulars are to be included in the sale. All others (including light fittings not mentioned, furniture, garden furniture, garden ornaments etc) are not included but may be available by separate negotiation

IMPORTANT NOTICE Shore Partnership, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, images and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Shore Partnership has not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

