



# Trevethan

Falmouth



# Trevethan

21 Avenue Road, Falmouth, TR11 4AZ

Enjoying a highly convenient position on Avenue Road, within easy walking distance of the town centre, the harbourside, Castle Beach and Gyllyngvase Beach, Trevethan forms part of an elevated terrace of just four houses and has been comprehensively refurbished and carefully improved throughout, with clear attention to detail, while also benefiting from a garage, undercover parking and a useful store, providing considerable practicality in such a central Falmouth location.

## Distances

Branchline rail (Falmouth Town) – 150 yards; Princess Pavilion / Gyllyngdune Garden – 350 yards; Fox Rosehill Garden – 350 yards; Gyllyngvase Beach – 525 yards; Falmouth town centre – 700 yards; Castle Beach – 700 yards; Kimberley Park – 1; Swanpool – 1; Maenporth – 3; Tremough (University campus & Innovation Centre) – 4.5; Flushing – 4.5; Mylor Yacht Harbour – 5.5; Helford Passage – 6; Truro – 11.5; Cornwall Airport (Newquay) – 30  
(All distances are approximate and in miles)

## The Property

- Mid-terrace townhouse with three floors of improved, stylish and well-appointed interiors
- Well-regarded development of four houses built in 1992 and refurbished from 2016/17
- Elevated position and set back from the road
- Engineered oak flooring throughout hall, living room and dining room
- Entrance lobby with T&G wall panelling
- Welcoming, attractive and beautifully presented living room with bespoke cabinetry, T&G wall panelling and picture rail
- Dining room with bespoke cabinetry and sliding glazed door providing a seamless flow to the courtyard garden
- Galley-style kitchen (refitted by CK Kitchens in 2017) including integrated appliances (Bosch microwave, oven, induction hob, extractor and dishwasher; Zanussi fridge / freezer) and Vaillant boiler (2020). Access to the garden.
- Split-level landing with airing cupboard
- Family bathroom with airing cupboard
- Rear bedroom with garden outlook and fitted wardrobe
- Front bedroom with fitted wardrobe
- Single bedroom / study
- Top floor principal bedroom with a far-reaching, open and leafy outlook; well-appointed en suite shower room with Velux window.

## The gardens, garage, store and parking

- Attractive courtyard garden (accessed from the dining room and kitchen)
- Deep, sunny and well-planted raised garden with a series of beds creating a wonderful town garden, complete with a decked terrace, perfect for al fresco dining
- Allocated garage with power and light
- Allocated store with power and light
- Allocated parking space
- All the above set within the undercroft secure garaging located immediately below the terrace





### The Location

Located on Avenue Road, this attractive townhouse is perfectly positioned for the very best that Falmouth has to offer. Castle Beach and Gyllyngvase Beach are both within easy reach, along with the town centre, harbourside and seafront, where an excellent range of shops, cafés, restaurants and amenities can be found. The nearby branchline railway station also provides convenient connections to Truro and the mainline rail network beyond.

Avenue Road enjoys a leafy and well-regarded setting, close to some of Falmouth's most loved green spaces, including Fox Rosehill Gardens, Kimberley Park and the subtropical gardens for which the town is so well known. Princes Pavilion, with its gardens, events and café, is also nearby, while Falmouth's renowned art college adds to the area's creative and vibrant character.

Combining a quiet and relaxing position with superb convenience, coastal access and excellent connectivity, this Avenue Road townhouse is an ideal choice for anyone seeking a high-quality, well-situated home in one of Cornwall's most desirable seaside towns.

### What 3 Words

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### Tenure, services and material information

Leasehold with Share of Freehold. 999 years from 1992. Annual charge of £900 (£75 paid monthly) include building insurance, annual accounts, external repairs and maintenance.

The leasehold element relates to the sharing of the communal space beneath the terrace: the four garages, four parking spaces and four stores. The four houses have a management company, Avenue Road Falmouth Man. Co. Ltd, set up when the houses were first built. Each house has one named Director and each has a £1 share in the company. It is not a profit-making venture. Accounts are prepared and sent to Companies House each year by a firm of local accountants.

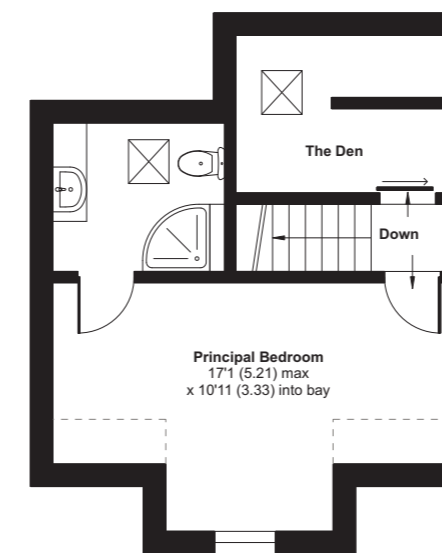
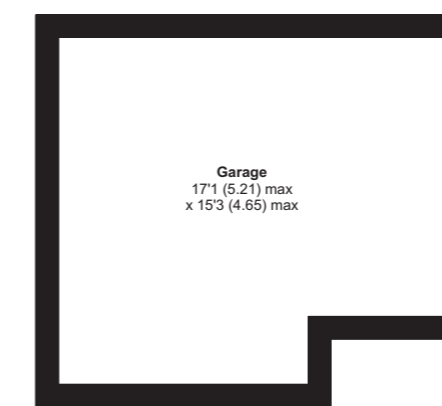
Services: Mains electricity, gas, water and drainage. Gas central heating. Broadband: Full Fibre (source: <https://www.openreach.com/fibre-checker/my-products>)

Council Tax: band C

### Directions

Travelling into Falmouth along Dracaena Avenue, continue into Western Terrace, and at the mini roundabout crossroads (at the junction with Woodlane), continue into Melville Road. With Princess Pavilion on your right, turn left into Avenue Road and proceed down the hill in the direction of the town centre. The property is located on the right hand side, just before the turning to Lansdowne Road.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

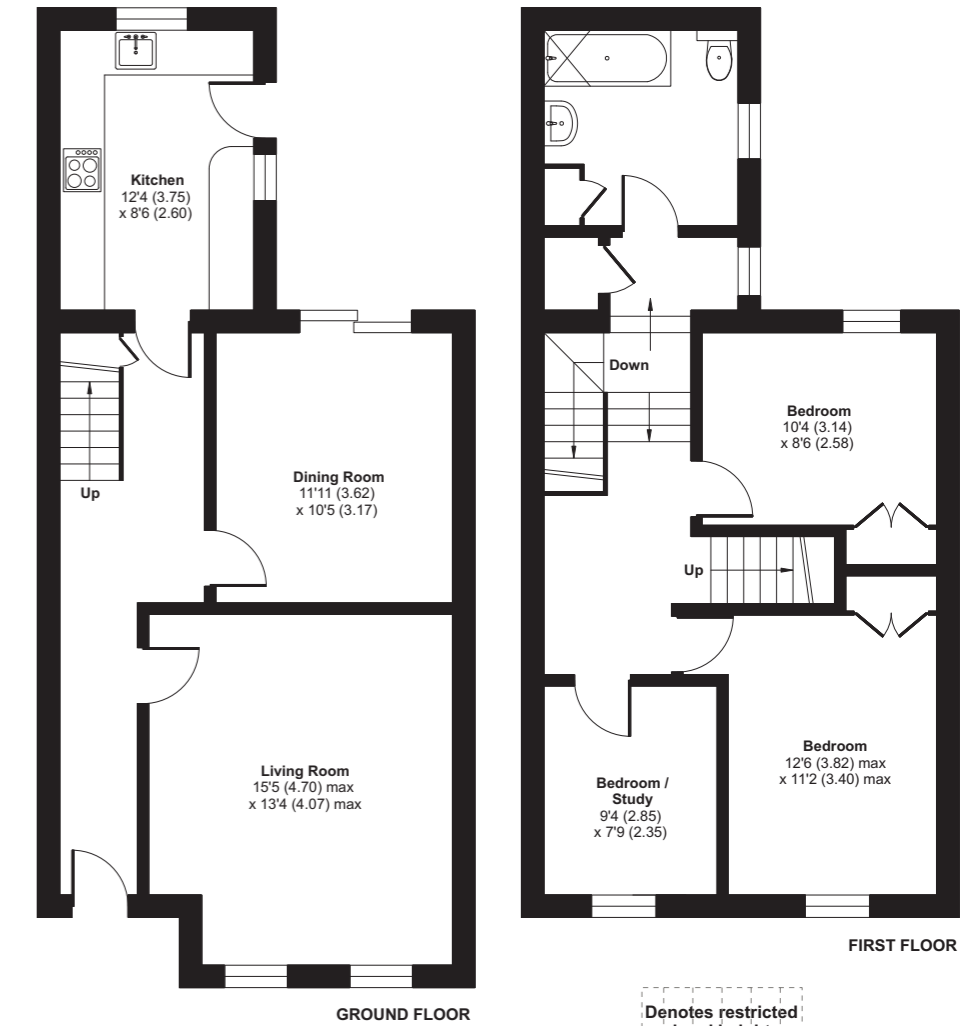


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nctechcom 2026. Produced for Shore Partnership Limited. REF: 1481700



## Trevethan, 21 Avenue Road, Falmouth, TR11

Main House = 1410 sq ft / 130.9 sq m  
 Total = 1721 sq ft / 159.8 sq m (includes garage & outbuilding)  
 Limited Use Area(s) = 20 sq ft / 1.85 sq m  
 For identification only - Not to scale



Denotes restricted head height



**FIXTURES & 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.

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