



TOM WILLS



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PERSONAL PROPERTY AGENTS

**15 Arwenack Avenue**  
Falmouth, TR11 3JW  
**£595,000**



## 15 Arwenack Avenue

Falmouth, TR11 3JW

Situated on one of Falmouth's most attractive, desirable, and peaceful tree-lined streets, this stunning 3-bedroom, 2-bathroom house is just a short, level walk from the town centre and only a 5-minute stroll to Gellyngvase Beach. The property has been modernized and refitted with style, using high-quality materials throughout. It boasts lovely front and rear gardens, a spacious driveway with ample parking, and a generous detached garage. In our opinion, it truly offers the complete package!

- Beautifully and recently renovated
- Lovely quiet central position
- Attractive tree-lined avenue
- 3 Bedrooms
- 2 bath/shower rooms
- Deep driveway parking
- Generous detached garage
- Front and rear gardens
- Aluminum windows and bi-folding doors
- No onward chain





**THE PROPERTY**  
The previous owner hired an interior designer to oversee the thorough refurbishment of this exceptionally well-positioned house, which now boasts beautifully appointed kitchen and bathrooms, ample built-in storage, and a utility room complementing the fully integrated kitchen with Corian worktops. The windows have been replaced with aluminium double glazing, and bi-folding doors now connect the dining room to the rear garden. Additional improvements include a complete redecoration and new flooring throughout.

The garden areas are surprisingly private, thanks to the mature shrubs and greenery along the side and front boundaries, which also offer a lovely outlook from the living room. The entire property exudes a wonderful atmosphere, making it hard to believe you're right in the heart of town!

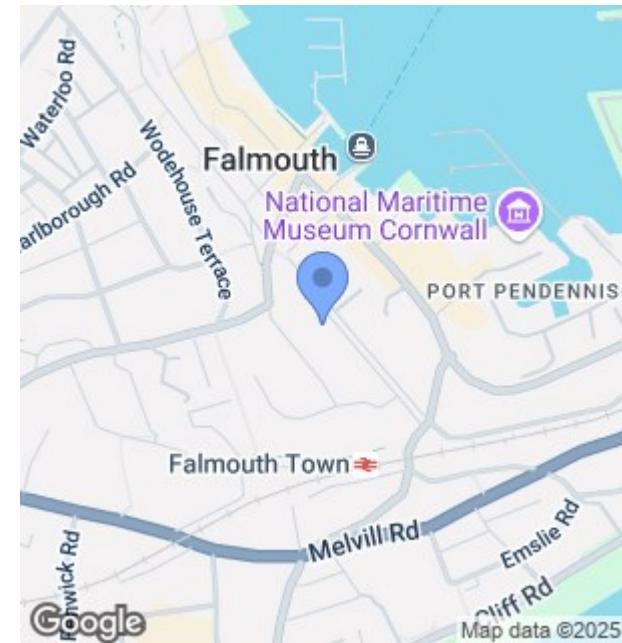
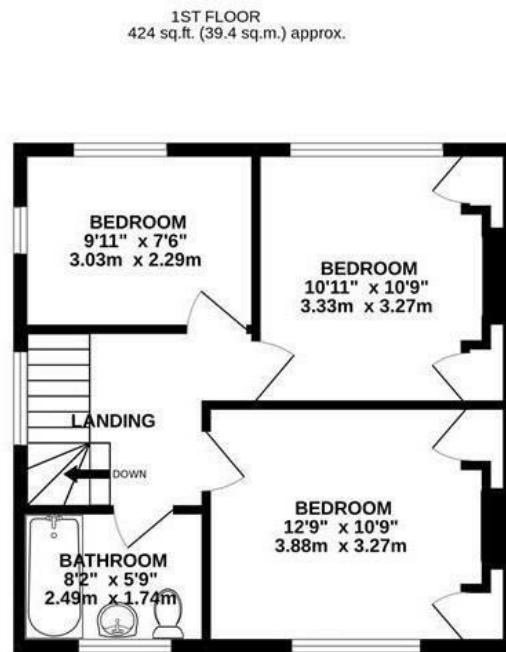
A deep driveway provides parking and leads to a substantial detached garage. Some prospective buyers may consider excavating a section of the front garden to expand the parking area, should they need space for storing boats or motorhomes.

#### ADDITIONAL INFORMATION

The concrete screening test result from 2017 states "Samples requiring classification have been classed as Grade A1 or A2 (sound - contains mainly Group 1 aggregates and shows no significant signs of unsoundness). In summary, the property is considered to be generally acceptable security for mortgage lending and private security purposes".

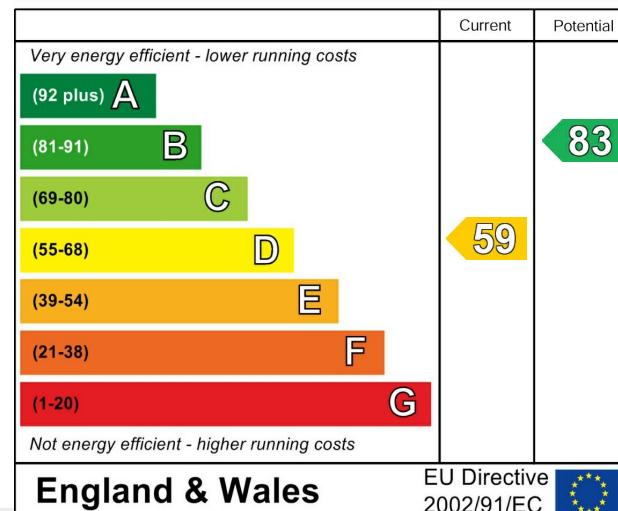
Tenure - Freehold. Services - Mains electricity, water and drainage are connected to the property. EPC - 59 (D). Council Tax - Formerly Band C (business rates currently apply). Possession - Subject to the existing holiday bookings which run up to October 2025. No onward chain.





## Energy Efficiency Graph

### Energy Efficiency Rating



**Viewing** Please contact us on 01326 352302

if you wish to arrange a viewing appointment for this property or require further information.

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