



**TOM WILLS**  
PERSONAL PROPERTY AGENTS

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**17 Conway Road**  
Falmouth, TR11 4JZ  
**£600,000**



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# 17 Conway Road

Falmouth, TR11 4JZ

An impressively extended and stylishly modernised four (potentially five) bedroom detached house, offering highly versatile accommodation. The property occupies a wonderful plot with a stream at the foot of the garden and unspoiled woodland beyond.

## THE SITUATION

Positioned on the preferred 'lower side' of this extremely popular residential road where the properties border unspoiled woodland and a small stream. Falmouth secondary school is a short 5-10 minute walk away. Many prospective purchasers may not be aware of the connecting footpath at the head of Venton Road which leads to Shelburne Road and Penmere Station - , through the Nature Reserve, connecting to Swanpool Lake and Beach - approximately 30 minutes walk, in all.

- 4 or possibly 5 bedrooms
- Delightful position
- Lovely southerly views to unspoiled woodland
- Large gently descending gardens
- Generous driveway plus 2 timber stores
- 2 bath/shower rooms
- Potential to subdivide for cohabiting families
- Impressive decked terrace with sun all day
- Bordering a stream to the rear
- Thoroughly modernised







Several distinctive features set this home apart. Firstly, the accommodation is exceptionally adaptable, ideal for families seeking multiple living areas or additional bedrooms, as well as those working from home or cohabiting families. Secondly, the location is superb. The rear windows, doors, balcony, and terrace all overlook a large, south-facing garden that gently slopes down to a slow-flowing stream, with woodland beyond, teeming with wildlife. Exterior storage is plentiful with 2 timber sheds within the garden.

We believe the property was originally built around 1960 as a modest three-bedroom property of traditional construction. The previous owners undertook significant changes to expand the accommodation, including adding a first floor, constructing a sunroom, and converting the garage into a large utility room. Since then, our clients have made further improvements, including refitting the kitchen, installing new windows, constructing a superb wood-effect composite deck with stainless steel handrails, and refreshing the general decor. Within the kitchen/diner is a superb multi-fuel (wood burning) stove.

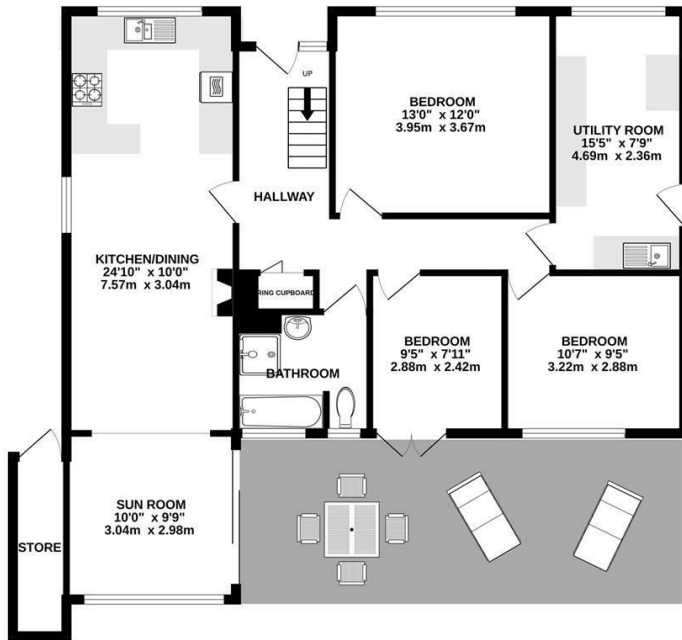
Now, the property is spacious, versatile, and immaculately presented. We strongly recommend arranging an early viewing to fully appreciate all it has to offer.

#### ADDITIONAL INFORMATION

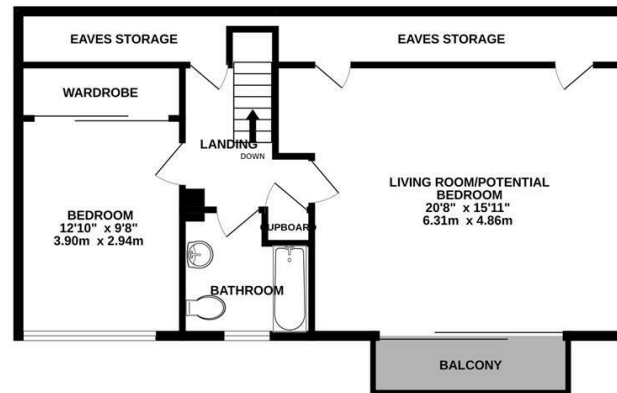
Tenure - Freehold. Possession - Vacant possession upon completion to coincide with our client's onward purchase. Services - Mains gas, electricity, water and drainage. Council Tax - Band D. EPC rating - 69 (C). Gas fired central heating. Broadband Speed 100 mbps.



GROUND FLOOR  
1015 sq.ft. (94.3 sq.m.) approx.

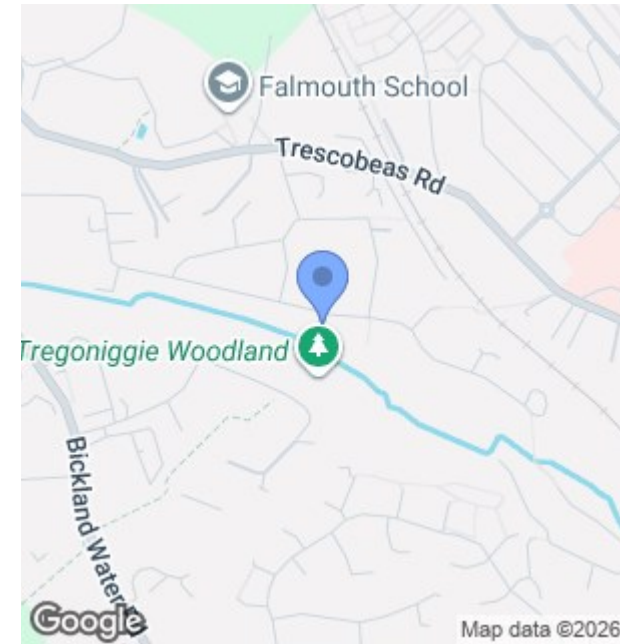


1ST FLOOR  
574 sq.ft. (53.3 sq.m.) approx.



TOTAL FLOOR AREA : 1572sq.ft. (146.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

**Viewing** Please contact us on 01326 352302 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.