



## 15 Avenue Road, Falmouth, TR114AZ

**£2,500**

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**\*\* 4 BEDROOM STUDENT PROPERTY WITH WI-FI INCLUDED\*\***

This 4 bedroom student property boasts charm and character, with a winding spiral staircase and lovely wooden beams creating an inviting and attractive place to call home.

Avenue Road is handily located close to town, the train station, the sea front and the Falmouth University, making it an ideal location for those wanting to make the most of their time in Falmouth.

The accommodation briefly comprises:

A stunning stained glass front door leads to an entrance hallway and through to a welcoming and charming open plan living room and kitchen. The kitchen benefits from a good range of base and wall units creating plenty of space for storage. From the hallway there are also three bedrooms, two of which are good sized doubles and there is also a shower room with a separate extra WC adjacent for added convenience.

There is a spiral staircase leading up to a fourth bedroom, which is a very generously sized attic bedroom.

Outside, there is a patio area, a lovely decked terrace and a separate laundry room.

The property benefits from Gas Central Heating and comes with Wi-Fi included in the rent.

Rent: £2500pcm

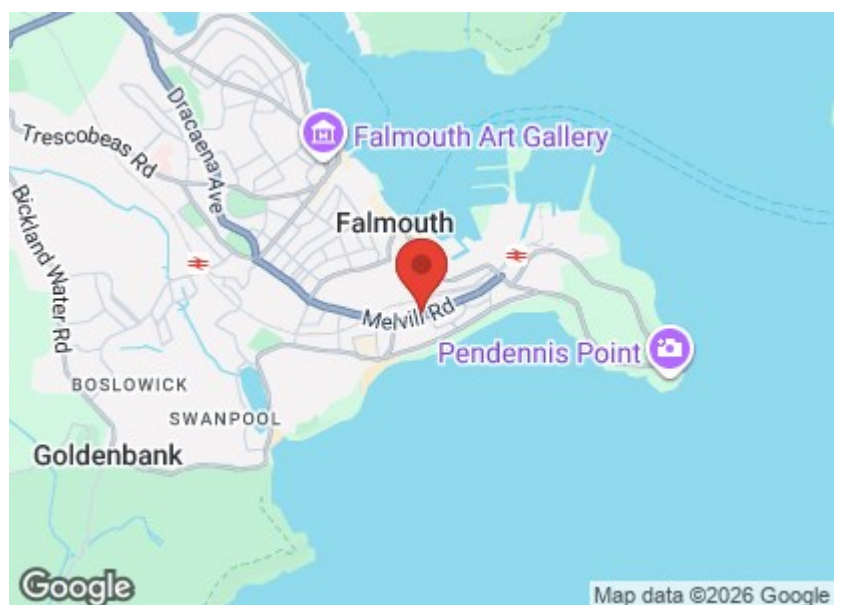
Deposit: £2500

Holding Deposit: £576

EPC: D

Available from the 6th July 2026 for a 12 month tenancy.

Contact us now to arrange a viewing!

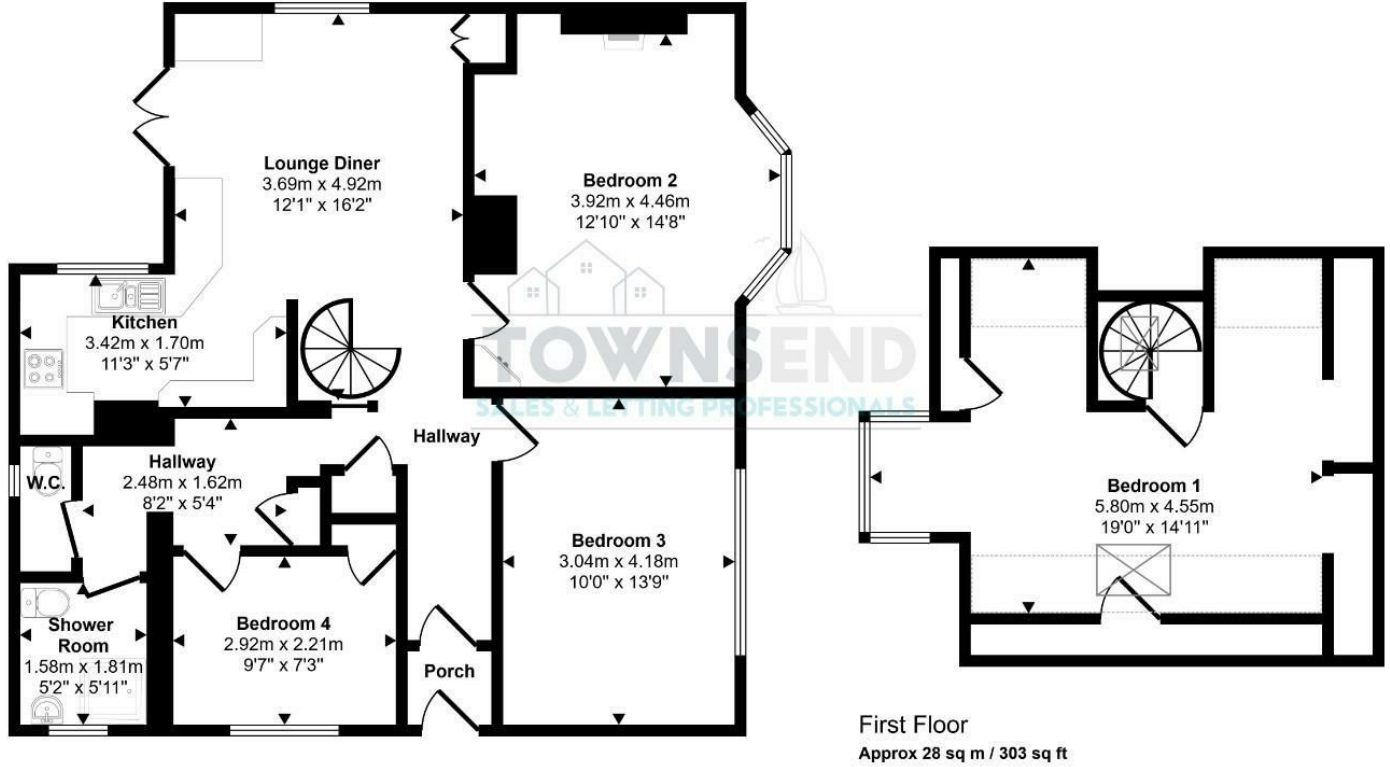








Approx Gross Internal Area  
106 sq m / 1137 sq ft



**Ground Floor**  
Approx 77 sq m / 833 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

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