



Falmouth

A superb older style terraced house
Currently let to four students for the 2023/24 academic year
Well presented accommodation throughout
Three/four bedrooms
One/two reception rooms
Ideal location close to town centre and the sea front
Enclosed southerly facing rear gardens
Off road parking
A useful cellar room
Views from the rear towards Falmouth and the Fal estuary



Guide £375,000

ENERGY EFFICIENCY RATING
BAND C

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REF: SK6944



A fantastic opportunity to purchase this mid terrace house situated on Trevethan Road within walking distance to the town centre.

The property has been very well maintained by the current owners yet still retains character and charm with high ceilings, picture and dado rails, fireplaces and wooden floorboards. The property is currently let to four individual students until the 8th June 2024.

The accommodation is spacious, versatile and in brief comprises; three bedrooms and a bathroom upstairs with a sitting and dining room (currently used as bedrooms) and kitchen/breakfast room downstairs. Outside, there are low maintenance southerly facing rear gardens and the benefit of a useful cellar room. There is also allocated off road parking. Being, elevated, the property offers views across Falmouth to the river and Carrick Roads from the rear.

Trevethan Road is located just above Falmouth's town and harbourside and is within walking distance of both. Falmouth is a diverse town which offers a myriad of cafes, restaurants and public houses as well as its individual shops, galleries and high street chains. The sandy beaches and stunning walks along the South West coastal path are nearby as are the train stations of Falmouth town and Penmere Station linking to Truro and along the mainline to Exeter and London Paddington. Primary and Secondary schooling along with Falmouth University campuses area all easily accessible.

The property could be bought as an investment with a ready income or return back to a family home, therefore a viewing is highly recommended.

Why not call us for your appointment to view today?

THE ACCOMMODATION COMPRISES:

Approached through the front courtyard garden, a pathway leads to a storm porch with part obscure glazed wood panelled door leading to:

ENTRANCE VESTIBULE

A lovely welcome to the property with original feature tiled flooring and feature part tiled walls with a tiled dado rail. Part glazed door leading to:

ENTRANCE HALL

Doors to sitting room and dining room and steps down to a kitchen, staircase to first floor landing with under stairs storage cupboard and further storage area with space for tumble dryer, decorative archway, telephone point, dado rail, exposed wooden flooring.

SITTING ROOM 4.72m (15'6") x 3.66m (12'0") maximum measurement into bay and alcove.

Currently used as a bedroom with sash bay window to the front, a focal point fireplace with wooden mantle and tiled surround and inset gas fire, alcove with shelving, dado rail, radiator, TV aerial point, wooden flooring.



DINING ROOM 4.04m (13'3") x 2.49m (8'2")

Currently used as a bedroom with sash window to the rear, built-in alcove cupboard with shelving and further shelved alcove, picture rail, radiator, wooden flooring.



KITCHEN/BREAKFAST ROOM 3.76m (12'4") x 2.57m (8'5")

Dual aspect with window to the side and further window to the rear with views across Falmouth, Carrick Roads and the water, part glazed door to garden. The kitchen is fitted with a selection of matching base and wall mounted units, roll edge work surfaces to three sides incorporating a breakfast bar, inset single drainer stainless steel sink unit, space for cooker with extractor over, space for refrigerator/freezer, space and plumbing for washing machine, wall mounted combination boiler, further glazed cupboards with shelving, tiled flooring.



FROM HALLWAY, STAIRS RISE TO:

FIRST FLOOR LANDING

Half landing with door leading to bathroom and return stairs to landing. Doors leading to bedrooms, built in storage cupboards, hatch to loft space, dado rail.

BATHROOM 2.41m (7'11") x 2.41m (7'11")

Dual aspect with opaque double glazed windows to side and rear. A matching suite in white to comprise; panelled enclosed bath with electric shower over, pedestal wash hand basin and low-level flush wc, radiator, part wood panel and part tiled walls, loft hatch.



BEDROOM ONE 3.78m (12'5") x 2.90m (9'6")

Sash window to the front aspect, radiator, picture rail, painted wooden flooring.



BEDROOM TWO 4.93m (16'2") x 2.90m (9'6") maximum measurements into recess.

Double glazed bay window to the rear with far reaching views over Falmouth, picture rails, radiator, painted wooden flooring.



BEDROOM THREE 2.74m (9'0") x 1.63m (5'4")

Sash window to front aspect, radiator, picture rail, painted wooden flooring.



OUTSIDE

To the front there is a low walled garden which is low maintenance being mainly laid to gravel and bordered with well stocked flowerbeds. A pathway laid to hard standing leads to the storm porch and the front door.

To the rear, steps lead down from the kitchen/breakfast room to an area laid to hard standing with access to the cellar room and a further storage cupboard. The remainder of the garden is mainly laid to paving providing a sunny seating areas with beds and borders well planted with mature plants, shrubs and trees. From here steps lead down to an area laid to shingle which provides off road parking. The garden is fully enclosed with wood panelled fencing and walling to boundary and is southerly facing.



CELLAR ROOM Limited headroom.

With light and power, used for storage.

PARKING

An area laid to shingle at the base of the garden provides off road parking.



SERVICES All mains services are connected.

COUNCIL TAX Band C.

MONEY LAUNDERING

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



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