



Falmouth

A superb 1930's semi-detached home
New Mundic block test Class A3 (mortgageable)
Well presented and maintained throughout
UPVC double glazing, gas central heating
Full external insulation system
Sitting room, fitted kitchen/dining room
Three bedrooms, re-modelled bathroom/wc
Utility room, cloakroom/wc, garden room
Detached garage, wide, long re-surfaced driveway
Manageable mature gardens, electric car charging point



Guide £425,000 Freehold

**ENERGY EFFICIENCY RATING
BAND D**

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www.kimberleys.co.uk

REF: SK7098



If you are looking for your next home to move into next year, then let us impress you with this superb 1930's built, three bedroom semi-detached house which is set in one of Falmouth's favoured locations at Trevethan Rise, just a stones throw from Kimberley Park and a gentle down hill walk into Falmouth's bustling town centre and waterside districts.

This fine home comes to the market for the first time in 20 years and during that time it has been a comfortable home for our client who has fastidiously maintained and improved the property to a high standard which will undoubtedly impress any prospective new owners.

There is much to admire here at the property which is packed with features including gas fired central heating by radiators, UPVC double glazed windows and doors, a focal point fireplace with gas fire in the sitting room, full external insulation system, an electric car charging point and a combination of hardwearing wood finish flooring and carpets.

The well presented and proportioned accommodation includes on the ground floor, a reception hall, cloakroom/wc, a sitting room, an open plan kitchen/dining room, utility room and garden room. The first floor offers three bedrooms and a remodelled bathroom/wc in white.

Outside, the property is approached over a 60' long, wide driveway which has recently been re-surfaced, a detached garage and manageable mature gardens to both the front and rear. The house is ideally placed, being within walking distance of local schools and amenities, Penmere branch line station, various university campuses, Falmouth's famous sea front and beaches.

As our client's sole agents, we thoroughly recommend an immediate viewing to secure this fine home.

Why not call for an appointment to view today?

THE ACCOMMODATION COMPRISES:

From the driveway four steps lead up to a covered porch. Composite UPVC double glazed front door with frosted privacy panel and fan light over lead into:

RECEPTION HALL

With mat well, radiator, electric meter cupboard, coat hooks, staircase to first floor, under stairs storage cupboard.



CLOAKROOM/WC

With a white suite comprising; low flush wc, frosted double glazed window, vinyl flooring, panelled internal door.

SITTING ROOM 4.34m (14'3") x 4.29m (14'1")

A delightful main reception room with a deep angular bay and UPVC double glazed windows overlooking the front garden, a focal point fire surround and wall mounted electric fire, picture rail, two radiators, TV aerial point, corner TV shelf, central ceiling light, fitted carpet, multi-paned internal door from hallway.



KITCHEN/DINING ROOM

DINING SECTION 3.58m (11'9") x 3.40m (11'2")

A bright South and West dual aspect kitchen/dining room with UPVC double glazed window and vertical blinds overlooking the side, double glazed window looking through the garden room to the outside, multi-paned internal door from the hallway, two radiators, continued beech effect hard wearing wood finish flooring, spotlights, open plan to:

KITCHEN 2.74m (9'0") x 2.74m (9'0")

Equipped with a range of matching wall and base units in beech effect, brushed steel handles, roll top work surfaces and ceramic tiling over, single drainer stainless steel sink unit with chrome mixer tap, plumbing for dishwasher, double wall cupboard with glass doors, strip light, space for under counter refrigerator, built-in gas hob and electric single oven under, door to:

Important Note: None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Kimberley's Independent Estate Agents for themselves and for the vendors or lessors of this property, whose agents they are given notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No person in the employment of Kimberley's Independent Estate Agents has any authority to make or give any representation or warranty whatever in relation to this property.





TURNING STAIRCASE WITH TURNED AND BEVELLED BALUSTRADES TO:

FIRST FLOOR LANDING

With large UPVC double glazed window overlooking the side, access to insulated loft space with loft ladder and lighting.

BEDROOM ONE 3.76m (12'4") x 3.45m (11'4")

With double glazed window enjoying a pleasant outlook over the front garden, picture rail, radiator, original panelled internal door, fitted carpet.



UTILITY ROOM 2.84m (9'4") x 2.18m (7'2")

With plumbing for washing machine, dual aspect double glazed windows, strip light, UPVC double glazed door with frosted privacy panel leading to:

BEDROOM TWO 3.66m (12'0") x 3.07m (10'1") plus door recess and to wardrobe front.

With double fitted wardrobe cupboard and over head storage, boiler cupboard housing wall mounted Ariston combi boiler and slatted shelving, radiator, double glazed window enjoying a pleasant outlook over the rear garden, panelled internal door.



GARDEN ROOM 3.05m (10'0") x 2.26m (7'5")

Having UPVC double glazed window and door to outside, dog flap, monopitch roofing.

BEDROOM THREE 2.29m (7'6") x 2.29m (7'6")

Again, with double glazed window overlooking the front garden, double radiator, fitted carpet, original panelled internal door.



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BATHROOM 2.26m (7'5") x 2.01m (6'7") plus recess.

A delightful re-modelled bathroom with a white suite comprising handled and panelled bath, chrome easy-on mixer tap and fully tiled surround, pedestal hand wash basin with chrome mixer tap and fitted mirror over, low flush wc, separate fully tiled shower cubicle with chrome mixer shower and glass screening, ladder style heated towel rail, frosted double glazed window, extractor fan, panelled internal door, hard wearing wood finish flooring.



OUTSIDE

GARAGE 4.95m (16'3") x 3.68m (12'1")

With double opening timber doors, fitted work bench, window to side, lighting and power. The garage is approached over a generous driveway which has recently been re-tarmaced by our client and this measures 4.88m (16'0") in length and an average width of 4.27m (14'0") providing a good space for a number of family sized vehicles. At the front of the house there are delightful mature gardens with lawn and granite retaining walls, large raised granite rockeries stocked with a wide variety of plants and shrubs and four steps leading from the pathway leading up to the front door.



GARDENS

At the rear of the house are enclosed South and West facing rear gardens with lawn, gravelled patio, well stocked flower borders with plants and shrubs and a side gate leading to and from the driveway.

AGENTS NOTE

There is an electric car charging point on the side of the property.

SERVICES Mains drainage, water, electricity and gas.

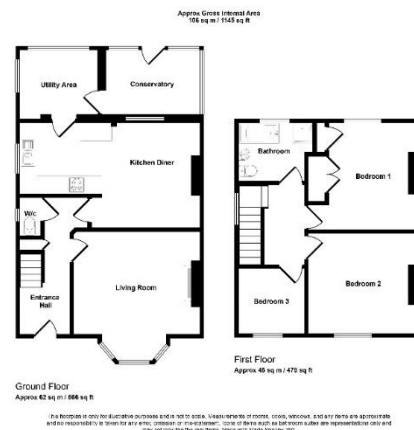
COUNCIL TAX Band B.

AGENTS NOTE

There is a new Mundic block test (December 2024) which gives a A3 classification making this suitable for mortgage lending purposes.

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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