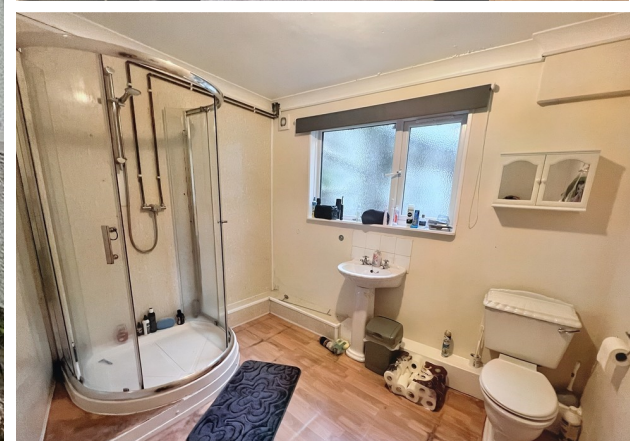


FOR SALE



Trevethan Road, Falmouth
Guide Price £365,000


MARTIN & CO



Trevethan Road, Falmouth

4 Bedrooms, 1 Bathroom

Guide Price £365,000

- LARGE TERRACED HOUSE
- NO CHAIN
- ESTUARY VIEWS
- CENTRAL LOCATION
- LARGE GARDEN

Located in central Falmouth is this large, terraced house arranged over three floors. Currently let to students yielding £1,860 pcm, this property offers four double bedrooms, a living room, communal snug, kitchen, bathroom, and WC. There is a large garden to the rear with a view of the estuary.

On the ground floor there is a large double bedroom, living room and bathroom with shower. There is access to a small courtyard.

On the first floor there are a further two double bedrooms, which both have panoramic views of the estuary, a communal snug, WC and a kitchen. From the kitchen you can access the large, tiered garden which is mainly slabbed with raised beds. From the garden you can catch a glimpse of the estuary.

The loft space has been converted to accommodate a large double bedroom with panoramic estuary views from the two skylights and purpose-built storage in the eaves.

The property is in central Falmouth with local amenities within walking distance. There is on-street parking available.



Students are in situ on a fixed tenancy until the end of this academic year (July 2024).

The property has an HMO licence and the new owner will need to apply for new licence from Cornwall Council.

The property would lend itself to being extended and converted into a reverse living family home to make the most of the wonderful estuary views.

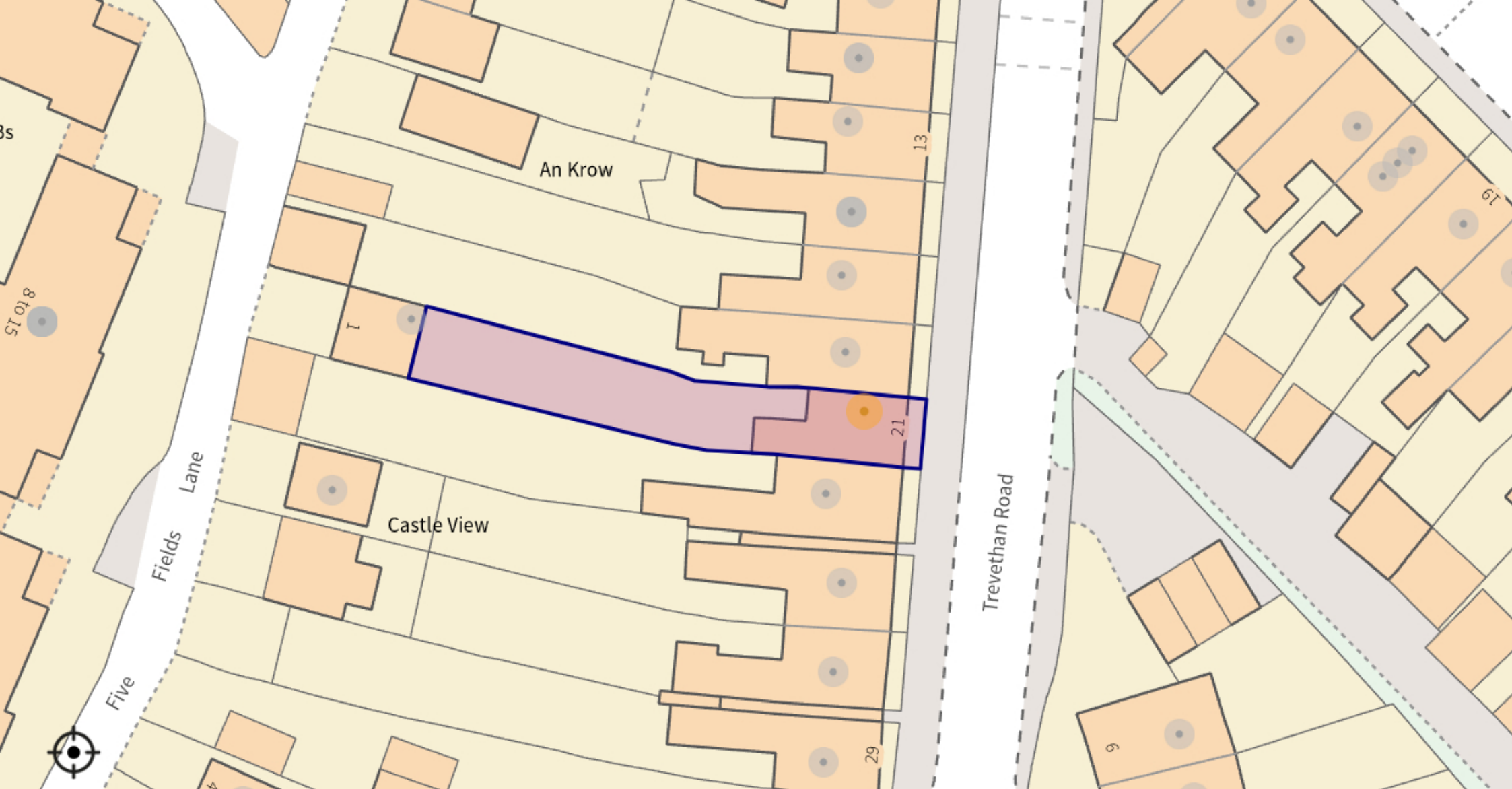
The property is heated by gas and has uPVC windows throughout.

Council tax C

EPC D

£1,860 pcm (wi-fi included)





Approx Gross Internal Area
123 sq m / 1319 sq ft



Ground Floor
Approx 52 sq m / 565 sq ft

First Floor
Approx 49 sq m / 532 sq ft

Second Floor
Approx 21 sq m / 222 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.

Martin & Co Falmouth

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.