

FOR SALE



Trevethan Road, Falmouth
Guide Price £325,000


MARTIN & CO

Trevethan Road, Falmouth

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- BEAUTIFULLY PRESENTED
- CONVERTED LOFT ROOM
- LOVELY REAR GARDEN
- PARKING SPACE
- SHIPPING CONTAINER STORAGE UNIT

Enjoying a slightly elevated position on the popular Trevethan Road in the heart of Falmouth, is this very well presented two double bedroom property, immaculately presented with a lovely rear garden and the addition of a loft room and shipping container storage unit alongside a rear parking space.



The property is set back from the road by a small gravelled front garden and is accessed via a short flight of steps, leading up to the original front door which is set within a small open porch.

The ground floor is mostly open-plan, with a very bright lounge, flooded with natural light from a bay window which has built-in seating. At the heart is a wood-burning stove with shelved alcoves either side of the chimney breast. There is original stripped pine flooring throughout and an archway leads to the rear dining room which has both original built-in cupboards and additional contemporary fitted cupboards providing excellent storage and space for a fridge.

Beyond the dining room is the kitchen which has a recently fitted kitchen with integrated oven, gas hob, stainless-steel extractor hood and a tiled splash back. There is a butcher's block worktop, open shelving and space for appliances, including a slimline dishwasher, under-counter freezer and washer/ dryer. The flooring is vinyl. A window looking out to the back garden and a half-glazed uPVC back door provide plenty of natural light.

Stairs in the entrance hall lead up to the first floor where there are two double bedrooms. The main bedroom faces the front aspect and is lovely and light, it also has a dressing area with built-in wardrobes. The rear bedroom looks over the garden and is also a good-sized double. There is a modern shower room with a corner shower-unit with mains shower, pedestal sink with mixer tap and a low level WC with push button flush. An opaque window provides natural light and there is vinyl tile flooring.



A door in the hallway panelling leads to further stairs which take you up to the loft room which has a Velux window and would make a useful study or occasional guest room.

To the rear of the property is a thoughtfully designed tiered garden. The back door leads out onto small courtyard area which has an outside tap and a small shed. Steps then lead up to a small lawn and a raised decked seating area which catches the sun. At the end of the garden there is a very useful shipping container used for storage and a parking space alongside, with the rear access lane running behind.

FEATURES INCLUDE:

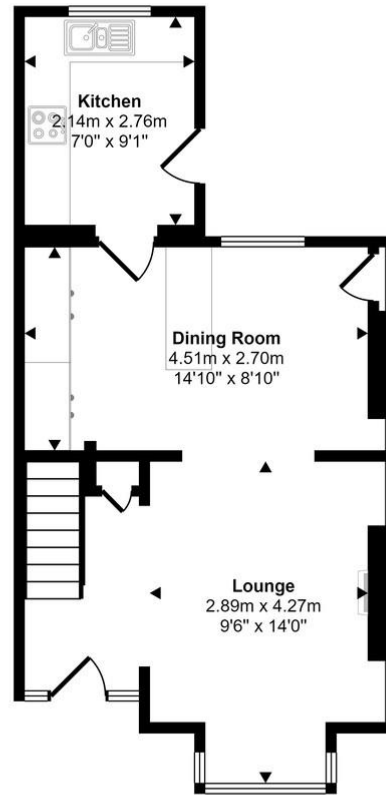
- Wood burning stove in lounge
- Gas central heating and hot water
- UPVC double glazed windows
- Stripped pine floorboards
- Original features throughout
- Converted loft room with stair access
- EPC - D
- Council Tax Band B
- Shipping container storage unit
- Off street parking space for a small car

LOCATION :

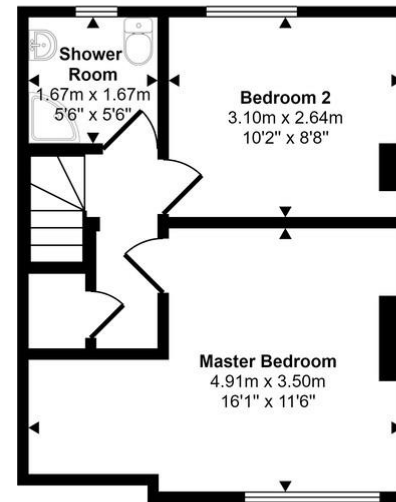
Trevethan Road is a pleasant road of mainly Victorian and Edwardian houses, all set back from the street by little front gardens and around just a 10 minute walk to the High Street. Falmouth is a charming coastal town and a popular destination renowned for its maritime heritage, beautiful scenery, and vibrant atmosphere. Situated on the south coast of Cornwall, Falmouth boasts stunning beaches, scenic coastal walks, and a picturesque harbour. Falmouth is home to the renowned National Maritime Museum Cornwall, which offers fascinating exhibits on the region's maritime history and global seafaring heritage. The town also hosts various festivals and events throughout the year, including the Falmouth Week sailing regatta and the Falmouth Oyster Festival to name just a few. With its lively waterfront, quaint streets lined with shops and galleries, and an array of restaurants serving fresh seafood, Falmouth offers a delightful mix of seaside charm and cultural attractions. It's an ideal destination for anyone seeking relaxation, adventure, or a taste of Cornwall's rich maritime culture.



Approx Gross Internal Area
68 sq m / 731 sq ft



Ground Floor
Approx 37 sq m / 399 sq ft



First Floor
Approx 31 sq m / 332 sq ft

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.

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