



26 Treverbyn Road, Falmouth

£350,000 Freehold

Located in the corner of this quiet cul-de-sac and within walking distance to the beach and golf course. Three bedrooms, off-road parking and garage. No onward chain!

- Modern semi-detached house
- Popular, quiet Goldenbank location
- 3 Bedrooms
- Sitting/dining room & kitchen
- South facing rear garden
- Garage & off-road parking

THE LOCATION

Treverbyn Road is part of the original development on Goldenbank, undertaken by respected SNW Homes and built at a time with relatively larger plot and garden sizes and greater privacy than is often the case today and lies on Falmouth's outskirts, just one mile from Swanpool Beach and the Southwest coastal path.

'Location' wise, Number 26 is a gem with its favoured Close position and its level south facing rear garden. Treverbyn Road is served by a bus route and within one mile from the excellent early 'til late Co-op at Boslowick and local primary schools. A footpath from Goldenbank leads to Swanpool Nature Reserve and beach and the Southwest coastal path.



THE PROPERTY

A generously sized family home, accommodation comprising three bedrooms, open-plan living/dining/kitchen and a downstairs WC. The sunny rear garden faces South and is well enclosed by high timber fencing ideal for children and pets. Three off-road parking spaces and garage and offered to the market with no onward chain!

ACCOMMODATION IN DETAIL (ALL MEASUREMENTS ARE APPROXIMATE)

From the front door into....

HALLWAY Stairs to the first floor. Large under stair cupboard. Radiator. Door to sitting/dining room (through to kitchen) and door to....

CLOAKROOM/WC WC and hand basin. Radiator.



SITTING/DINING ROOM 26' (7.92m) x 11' (3.35m) reducing to 8' (2.44m) in dining area. Open-plan with large window to front and French doors from the dining area leading out onto the paved terrace and rear garden. Chimney breast with feature painted brick fireplace, timber mantle and real fire. Two radiators. Opening from dining area into the.....



KITCHEN 9' x 8' (2.74m x 2.44m) Window overlooking the rear garden. Range of cream coloured base and eye level units with stainless steel handles. Ample worktops with inset one and a half bowl stainless steel sink and drainer with mixer tap. Tiled splashbacks. Space for white goods. A Rangemaster electric oven and five-element gas hob with matching extractor hood. Gas fired boiler fuelling radiator central; heating and hot water supply.



FIRST FLOOR Stairs from the entrance hallway leading up to first floor.....

LANDING Side window. Loft access. Doors to airing cupboard, three bedrooms and family bathroom.

BEDROOM ONE 12' 0" x 10' 0" (3.66m x 3.05m)

Window to front. Built-in wardrobe.

BEDROOM TWO 12' 0" x 9' 10" (3.66m x 3.00m)

Window overlooking rear garden.

BEDROOM THREE 10' 0" x 7' 0" (3.05m x 2.13m)

Window to side.

BATHROOM

Fully tiled with white suite, comprising bath with shower over and glass screen to the side, WC and pedestal hand wash basin. Obscure window. Heated towel radiator.



OUTSIDE

FRONT

Driveway parking in front of the garage and two further paved parking spaces. Side gate to rear garden.

REAR

Sunny, south facing rear garden, enclosed by timber fencing with climbing shrubs . Mainly paved with access via French doors from the dining area. Raised beds and garden pond. Timber shed.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

Services: Mains electricity, gas, water & drainage