



## 26 Trevarth Road, Falmouth, TR11 2JS

### £249,000

**\*\*CHAIN FREE AFFORDABLE FAMILY HOME\*\***

This 4 bedroom terraced house is perfect as either an investment property for residential letting or a family home, with generous living space and a garden ideal for entertaining family and friends. The property boasts a good sized driveway and also benefits from a large attic room perfect for storage.

Trevarth Road is conveniently situated near Falmouth School and the Health Centre Falmouth Hospital whilst also being within a mile of the Town Centre and beach. Falmouth Town boasts numerous shops and amenities to explore and supplies good public transport links.



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£249,000



- 4 Bedroom terraced house
- Spacious living room
- Double Glazing
- A/B (Now A2 mundic report)
- Generous driveway parking
- Useful outside store/workshop
- EPC D
- Enclosed rear garden with lovely decked area
- Gas central heating
- Council Tax Band B

The accommodation briefly comprises:

Entrance hallway leading to a well equipped kitchen and dining area, a family bathroom with shower over the bath and a spacious living room with built in storage and double patio doors leading out to the garden.

Upstairs there is a landing leading to 4 bedrooms, one of which has a shower and steps leading up to the generous attic room above.

The low maintenance garden features a lovely decked area perfect for some outdoor seating, a lawned area and a gravel area with a path leading to a very useful large outdoor store/workshop with an electricity supply.

A mundic report has been recently carried out and the property has an A2 classification, so is mortgageable.

Tenure - Freehold

EPC - D

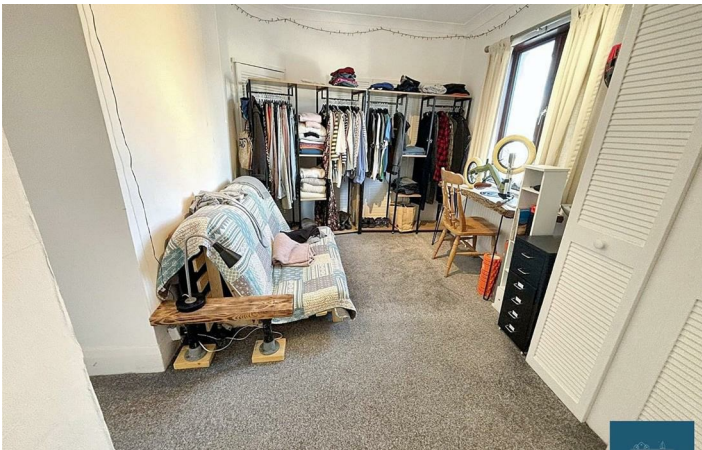
Council Tax Band B



Directions

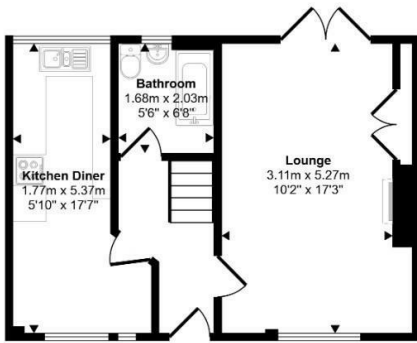
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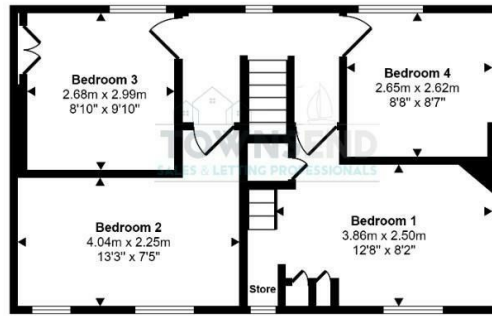




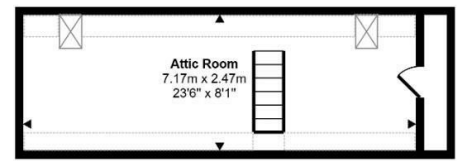
Approx Gross Internal Area  
104 sq m / 1119 sq ft



Ground Floor  
Approx 39 sq m / 416 sq ft



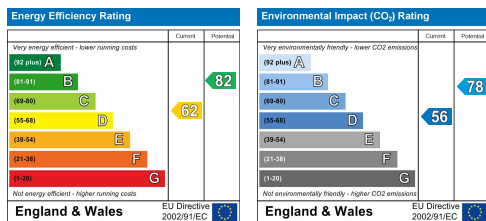
First Floor  
Approx 46 sq m / 497 sq ft



Second Floor  
Approx 19 sq m / 206 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.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

92 Trevethan Road, Falmouth, Cornwall, TR11 2AX  
01326315000 | enquiry@townsends.co  
www.townsends.co