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**& Co** **LangLlewellyn**  
Trusted Property Experts & Co.

**7 Trefusis Road, Falmouth**  
**£339,500**



# 7 Trefusis Road

Falmouth, Falmouth

Delightful 2 bed detached bungalow in popular location near town centre and beaches. Perfect for retirees, families or as an investment. Generous bedrooms and enclosed rear garden. Brick driveway and garage offer ample parking and storage.

Potential to create further parking if required. NO

ONWARD CHAIN

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Detached bungalow on level plot
- Two DOUBLE bedrooms
- Brick DRIVEWAY for three cars
- DETACHED garage with built-in shelving and workbench
- popular residential area within 5 minute drive of town centre and beaches
- Ideal family home or investment
- NO ONWARD CHAIN
- Potential to create further parking
- Enclosed rear garden
- Double glazed & Gas centrally heated







#### **ENTRANCE RECEPTION**

7' 4" x 5' 0" (2.24m x 1.52m)

Light and airy entrance reception. Double glazed door and side panel window. Radiator. Cupboard housing electrics. Door to kitchen and lounge diner.

#### **KITCHEN**

10' 4" x 7' 3" (3.15m x 2.20m)

Double glazed window. Double glazed door to side driveway. Range of built-in wall and base units. Built-in eye level oven and 4 ring gas hob with extractor over. Space for washing machine and fridge. Inset stainless steel sink unit. Built-in storage cupboard.

#### **LOUNGE DINER**

16' 0" x 12' 4" (4.88m x 3.75m)

Large double glazed window to front aspect. Two radiators. Door to inner hallway.

#### **INNER HALLWAY**

Loft hatch with pull down ladder ( Light available and part boarded ) Doors to both DOUBLE bedrooms and bathroom.

#### **BEDROOM ONE**

13' 5" x 8' 11" (4.10m x 2.72m)

Double glazed window to rear aspect. Built-in wardrobes and cupboard. Radiator.

#### **BEDROOM TWO**

10' 7" x 9' 3" (3.23m x 2.83m)

Double glazed French doors to rear garden. Radiator.

#### **BATHROOM**

Double glazed frosted window to side aspect. Low level WC. Pedestal wash hand basin. Tiled bath with shower over. Heated chrome towel rail.







### **EXTERIOR**

Outside, to the front there is the start of the driveway along with a low maintenance garden consisting of stone chippings which could be easily utilised for more parking if required. A brick driveway for THREE cars continues down one side of the property whilst to the other is a stone chipped garden with a feature path leading to gated access to the rear garden. The level rear garden is majority laid to lawn, private and secure ideal for children and pets. Outside TAP facilities.

### **GARAGE**

17' 10" x 9' 0" (5.43m x 2.75m)

DETACHED garage with up and over door. Light and power. Built-in shelving and workbench.

### **AGENTS NOTES**

SERVICES: The following services are available at the property however we have not verified connection, mains electricity, mains gas, mains metered water, mains drainage, broadband/telephone subject to tariffs and regulations.

### **DISCLAIMER**

These particulars are only a general outline for the guidance of intending purchasers and do not constitute in whole or in part an offer or a Contract. Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct, but any intending purchaser should satisfy themselves by inspection, searches, enquiries, and survey as to the correctness of each statement. All statements in these particulars are made without responsibility on the part of Lang Llewellyn & Co.









## Ground Floor

Approx. 57.1 sq. metres (614.7 sq. feet)



Total area: approx. 57.1 sq. metres (614.7 sq. feet)

Floor plans are provided for guidance only and should not be relied upon for measurements for furniture or similar.  
Plan produced using PlanUp.