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

8 Trelawney Road, Falmouth

Guide Price **£345,000**

8 Trelawney Road

Falmouth, Falmouth

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: G

- Let for incoming academic year 2024 to July '25 (Four Student Rooms)
- Period Property close to Town and Beaches
- Lounge and Separate Dining Room plus Three bedrooms
- Kitchen and Ground Floor Bathroom
- Enclosed Gardens
- Gas Heating and Double Glazing





Entrance Hallway

Granite steps rise from the small front garden area to the entrance door.

Hallway

With staircase to the first floor, doors to Lounge/Room 1, Dining Room/Room 2, Kitchen and ground floor bathroom.

Lounge/Room 1

12' 11" x 12' 1" (3.93m x 3.69m)

With a feature fireplace with slate hearth, alcoves, radiator and a bay window to the front.

Dining Room/Room 2

12' 0" x 10' 0" (3.65m x 3.04m)

With a feature fireplace and a window overlooking the rear garden. Radiator

Kitchen

11' 8" x 7' 1" (3.56m x 2.16m)

With a multi pane door from the inner hallway, double glazed door to the rear garden, window, range of fitted units comprising cupboards, base units, wall mounted shelving, eye level cupboards with cooker hood fitted over fitted four ring gas hob, fitted oven under rolled edge worksurfaces. Stainless steel double bowl sink unit with drainer and mixer tap. plumbing for an automatic washing machine, radiator, tiled flooring and door to the bathroom.





Bathroom

7' 4" x 6' 3" (2.23m x 1.91m)

With a double glazed window to the side, splash-wall panelling, modern panelled bath, shower and glazed shower screen. Shaver point, wash handbasin and wc. Chrome ladder style towel rail. Door to airing cupboard housing gas boiler.

First Floor Landing

With turning staircase to the first floor, window to the rear upon the stair-turn. Landing with access to all room. loft access point.

Bedroom 1/Room 3

With window to the rear, coved, radiator.

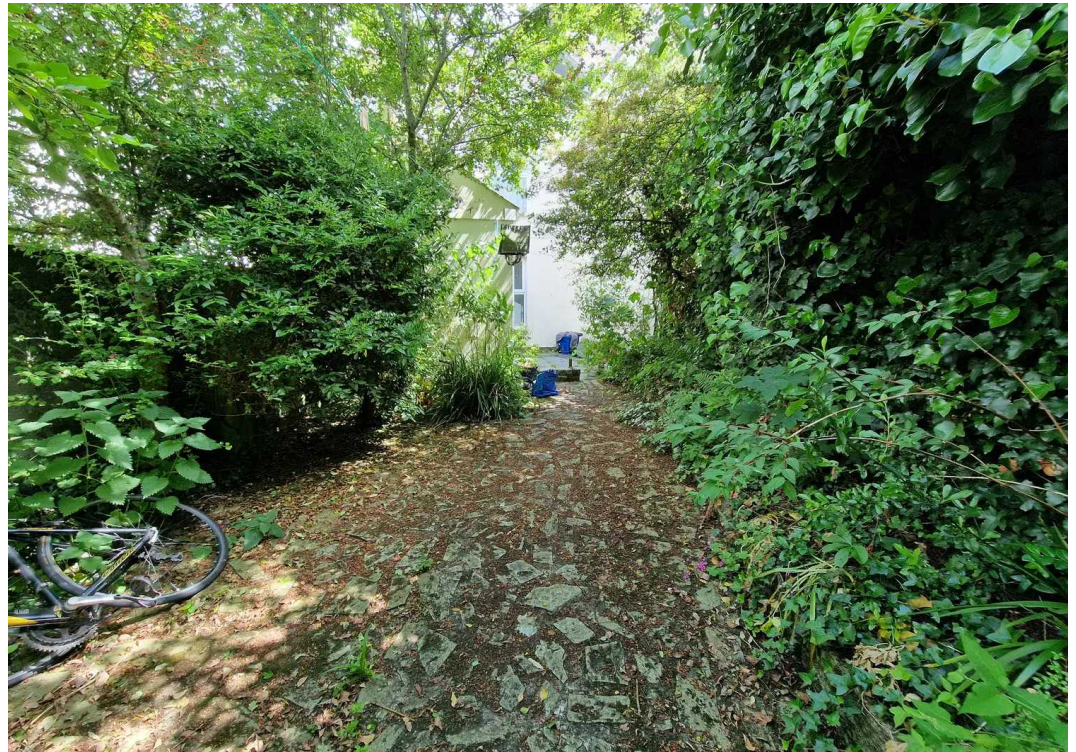
Bedroom 2/Rm 4

With window to the front and a feature fireplace surround and mantle, shelving and radiator.

Bedroom 3/additional room

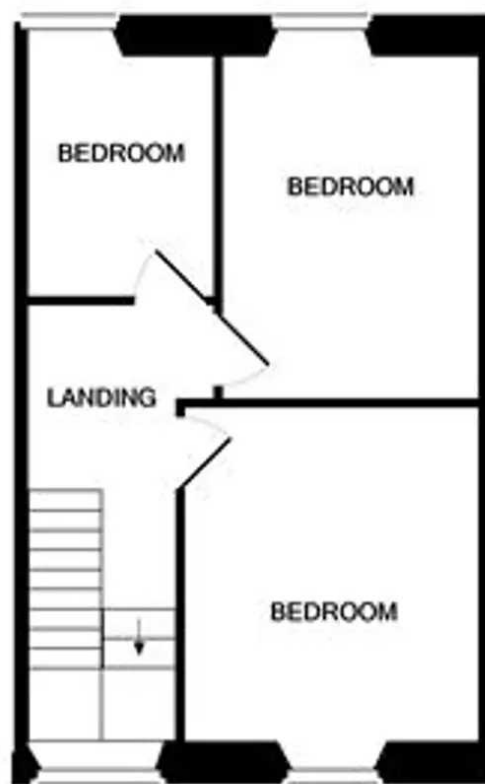
With window to the front and a radiator.







GROUND FLOOR
APPROX. FLOOR
AREA 505 SQ.FT.
(46.9 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 404 SQ.FT.
(37.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 908 SQ.FT. (84.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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