



Trehan, Woodlane Drive, Falmouth, TR11 4QX

Guide Price £365,000

On the instructions of the executor and to be sold for the first time in approximately 67 years: a semi-detached, 3 bedroom house, offering much scope for improvement, situated in an exceptional, traffic-free setting, at the 'foot' of this little-known cul-de-sac of individual properties, off Woodlane, just a few minutes' walk from Gyllyngvase Beach in one direction, and the town centre and harbourside in the other. Well enclosed gardens lie to 3 sides of the property, and there is scope for further parking, if required, in addition to a large detached garage. Double glazing and gas fired central heating is provided although most buyers will wish to undertake a programme of updating works. Viewing by prior appointment with the owner's Sole Agent.

Key Features

- Semi-detached 3 bedroom house
- Large detached garage/workshop
- Exceptional location, situated off Woodlane
- Vacant possession with no onward chain
- Structural works required
- Great scope for further improvement
- Well enclosed gardens to 3 sides
- EPC rating D



THE ACCOMMODATION COMPRISES

(All dimensions being approximate)

SHELTERED ENTRANCE

Slate steps with ornamental balustrading rising from the front garden. Hardwood entrance door with glazed panel opening into the:-

RECEPTION HALL

Turning staircase rising to the first floor landing, window to the side elevation overlooking the gardens, under-stair storage cupboard. Radiator.

RECEPTION ROOM

16'0" x 14'0" (4.88m x 4.27m)

A well proportioned room with broad window to the front elevation overlooking the gardens. Part timber panelled wall with cut slate fireplace with inset real flame gas fire and storage shelving/alcoves to either side. Radiator, picture rail, broad archway opening into the:-

DINING ROOM

12'2" x 10'7" (3.71m x 3.23m)

Window to the rear elevation, radiator.

KITCHEN

9'10" x 8'9" (3.00m x 2.69m)

A light double aspect room with windows to both the rear and side elevations, overlooking the gardens and surrounding individual properties. Range of fitted wall and base units, inset stainless steel sink unit, cooker recess with gas point. Part glazed door from the reception hall, wall mounted Potterton gas fired boiler, access to additional under-stair storage area with further window to the side elevation and space for upright fridge/freezer. Replacement uPVC double glazed door to the rear elevation and gardens.

FIRST FLOOR

LANDING

Part galleried, window to the side elevation with views towards the Princess Pavilion. Access to overhead loft storage area. The rooms in a clockwise rotation from the top of the staircase:-

SHOWER ROOM

Broad shower cubicle, ceramic tiled walls, pedestal wash hand basin. Built-in airing cupboard housing foam lagged copper cylinder with immersion heater and slatted linen shelving. Radiator, obscure glazed window to the rear elevation.

SEPARATE WC

Matching window, low flush WC.

BEDROOM TWO

11'10" x 9'6" (3.63m x 2.90m)

Broad window to the rear elevation with views towards Fox Rosehill Gardens and the Art School. Radiator, picture rail.

BEDROOM ONE

12'4" x 10'9" (3.76m x 3.30m)

Broad window to the front elevation, range of fitted bedroom furnishings providing ample hanging and storage space, together with bed recess and dresser with drawers. Radiator.

BEDROOM THREE

8'2" x 8'0" (2.49m x 2.46m)

Window to the front elevation, picture rail, radiator, fitted full height storage cupboard.

THE EXTERIOR

FRONT GARDEN

Spanning the length of the front boundary, there is a block wall with ship's wheel gate providing pedestrian access with slate pathway to the front entrance door. Broad slate paved terrace with circular bed, raised borders, broad shaped lawn with a fine array of flowering shrubs to either side.

SIDE GARDEN

Kitchen garden area, greenhouse, pathway leading to the garage.

REAR GARDEN

Paved and concreted for ease of maintenance, well enclosed by close board timber fencing, steps leading to the accommodation.

GARAGE

23'1" x 11'5" (7.04m x 3.48m)

'Trehan' benefits from a large detached block-built garage with light and power connected, windows to two elevations, courtesy door to the rear and up-and-over door from the Woodlane Drive. Exterior water tap, side path and pedestrian gate.

GENERAL INFORMATION

SERVICES

Mains electricity, water, drainage and gas are connected to the property. Gas fired central heating.

COUNCIL TAX

Band C - Cornwall Council.

AGENT'S NOTE I

In December 2023, a Structural Report was produced which confirms 'under-pinning' works are required. Consequently, prospective purchasers requiring a mortgage are advised to speak to their broker in the first instance.

AGENT'S NOTE II

A Mundic Block Report was carried out on 1 August 2023 which concluded: "The overall classification for the Mundic test is Grade A2. In summary, the property is considered to be acceptable security for mortgage lending and private security purposes".

TENURE

Freehold.

VIEWING

By telephone appointment with the vendor's Sole Agent - Laskowski & Company, 28 High Street, Falmouth, TR11 2AD. Telephone: 01326 318813.

DIRECTIONAL NOTE

Proceed into Falmouth on the A39 continuing along Dracaena Avenue and Western Terrace in the direction of the seafront and beaches. Immediately after Merchants Manor Hotel and King Charles Junior School, take the first exit at the mini roundabout onto Woodlane. Continue in the direction of the town centre and harbour and shortly after the left-hand turning into Trelawney Road, the almost concealed entrance to Woodlane Drive will be found on the right. 'Trehan' is situated at the foot of this quiet, no-through road.



Floor Plan

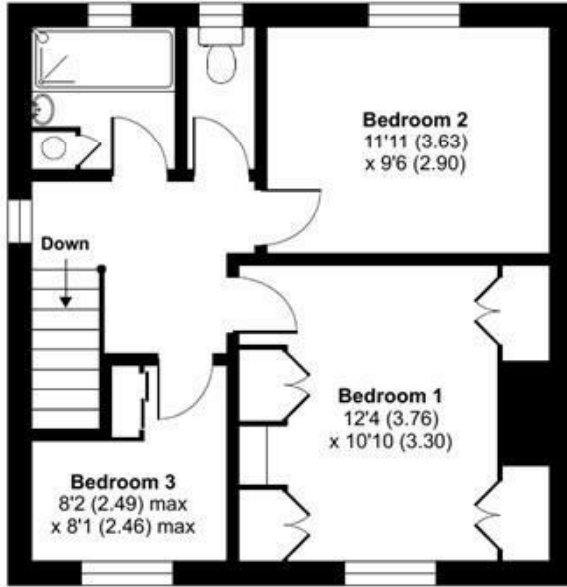
Woodlane Drive, Falmouth, TR11

Approximate Area = 1014 sq ft / 94.2 sq m

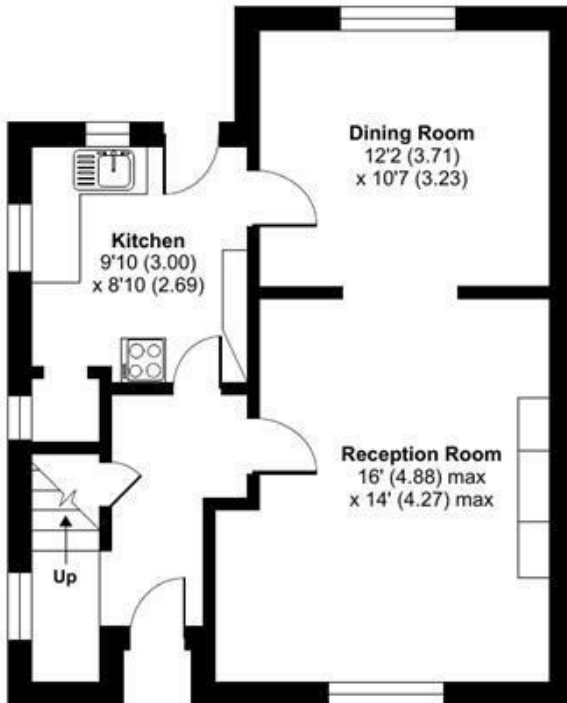
Garage = 266 sq ft / 24.7 sq m

Total = 1280 sq ft / 118.9 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntc.com 2023. Produced for Laskowski & Company. REF: 1046703