



66 Trevethan Road, Falmouth, TR11 2AT

Guide Price £360,000

A substantial, expansive, and versatile 5 bedroom mid terrace house, set over 3 floors, providing plentiful scope for alteration or improvement, depending on the needs of those purchasing. The property benefits from generously sized reception rooms to the ground floor, basement/workshop area ripe for conversion, a rear garden allowing the potential for parking/garage (subject to consents and permissions gained), together with exceptional 180 degree views across the Carrick Roads from the first and second floors, encompassing the inner town. To be sold with the added benefit of vacant possession and no onward chain.

Key Features

- Central mid terrace town house
- Incredibly versatile, generously proportioned
- Far-reaching water views from the rear
- Possibility of parking (subject to consents)
- 5 bedrooms
- Basement/workshop offering scope for conversion
- South-facing and sunny rear terrace
- EPC rating G



THE ACCOMMODATION COMPRISES

(All dimensions being approximate)

A shallow stairwell descends from the pedestrian walkway, providing access to a part-covered entranceway with granite threshold and recessed obscure glazed front entrance door leading into the:-

ENTRANCE VESITBULE

High ceiling, parquet flooring, deep skirting. Obscure multi-pane door with matching header panel opening into the:-

HALLWAY

With many traditional features including dado railing, high ceilings and ceiling archway. Original staircase rising to first floor level providing particularly useful under-stair storage with 'cloak area' including coat hooks, low-level shelving, and telephone point. Contemporary ceiling light. Feature rectangular opening from hallway to dining room. Opening to far side descending to kitchen, panel door to dining area, and first panel door leading into the:-

LIVING ROOM

Generously proportioned and exceptionally bright with the added appeal of a walk-in bay frontage providing an outlook over the front terrace. Large fireplace with wood burning stove set on a broad slate hearth and shallow recess either side, one with low-level shelving. Ceiling light, TV aerial point, telephone point.

DINING ROOM

Another nicely sized reception room with tall uPVC sash window to the rear, offering a far-reaching snapshot over Falmouth town, together with the rear garden below. Rectangular opening to hallway. High ceilings, elaborate ceiling light, dado railing, TV aerial point. Two steps descend from the hallway into the:-

KITCHEN

Fully fitted with beechwood-effect units to three sides with surplus drawers, cupboards both above and below a roll top worksurface, together with inset one and a half bowl sink with drainer and mixer tap, extended countertop providing breakfast bar feature and tiled splashback at midpoint. A bright double aspect with glazing to the side and rear, and broad casement glazing with outlook over the rear garden and rooftops of Falmouth town beyond. Belling electric cooker with grill feature and four ring hob with concealed extractor. Undercounter space for fridge/freezer. Ceiling spotlights, tiled flooring, part-glazed stable door leading to the garden terrace.

Stairs rise from the ground floor to the:-

LOWER REAR LANDING

Dado railing, opening with elaborate ceiling light. Panel doors giving access to airing cupboard with slatted shelving and hot water tank. Family bathroom and separate WC.

FAMILY BATHROOM

Forming part of an extension to the property in circa 1983/4, a modern white suite comprising low flush WC, broad painted timber vanity unit providing useful storage, together with dual circular sinks featuring mixer taps and panel bath with metal side grips, mixer taps and handheld shower attachment. Fully tiled walls, exposed flooring, extractor fan, loft hatch and ceiling light. Shaver socket. uPVC window to the rear

elevation offering an elevated and panoramic view spanning from the outer harbour, over towards the Roseland Peninsular, the rooftops of Falmouth town and treetops of Kimberley Park opposite.

WC

Low flush WC, uPVC window with header glazing over. Ceiling light, exposed flooring, fully tiled walls.

Six steps rise from the rear landing to the:-

FRONT LANDING

Part-galleried to the stairwell below and lower rear landing. Staircase rising to second floor with open storage underneath. Wall light, dado railing, panel doors to bedrooms one, two and three.

BEDROOM ONE

A well-proportioned double room with replacement uPVC sash window to the rear providing a far-reaching outlook over the rooftops of Falmouth town. Ceiling light.

BEDROOM TWO

Of similar proportions to bedroom one, with two shallow recesses set either side of the central chimney breast. Replacement uPVC sash window to the front elevation. Ceiling light.

BEDROOM THREE

A 'box room', useful as a study/office with ceiling light and replacement uPVC sash window to the front elevation.

Stairs rise to the:-

SECOND FLOOR LANDING

Dado railing, ceiling light, part-galleried to stairwell below. uPVC casement window to the rear, providing a magnificent 180 degree panoramic view with the expanse of the outer harbour and Carrick Roads in the distance. Panel doors to bedrooms four and five.

BEDROOM FOUR

Set to the rear, with part-sloped ceiling and uPVC casement window allowing for exceptional views encompassing Trefusis Headland, Carrick Roads, the outer harbour and across the rooftops of Falmouth town. TV aerial point, ceiling light.

BEDROOM FIVE

Once again, with part-sloped ceiling and exposed beams, together with the added appeal of eaves storage cupboards. A rectangular shaped room with high level shelving, broad Velux window and ceiling light.

THE EXTERIOR

REAR GARDEN TERRACE

Fully enclosed to two sides and comprising an upper patio with dwarf walling. Steps descend down to a lower expanse with large timber potting shed with corrugated roof and notably, a rear access onto the lane behind. Adjacent greenhouse. Offering much potential for landscaping, yet providing the scope and opportunity for those discerning purchasers to create a wonderful and enclosed outdoor space in which to enjoy the sunny, southerly aspect. From the upper patio, stairs descend to the:-

BASEMENT/WORKSHOP

Ripe for potential conversion, if required, and previously utilised as a workshop come utility, offering water and plumbing suitable for white goods including washing machines/dryers etc, and the addition of light and power throughout. An expansive area with an array of timber shelving, work bench and exposed ceiling beams/floorboards from the ground floor. Electrical consumer unit to rear with meter. Strip lighting.

FRONT

Enclosed via dwarf walling with garden pathway to entranceway and planted flower beds containing shrubbery and bushes. External water tap.

GENERAL INFORMATION

SERVICES

Mains electricity, water and drainage are connected to the property. Wood burning stove to living area. Prospective purchasers should be made aware that if gas central heating is required, investigations should be undertaken on their own accord however, we can confirm there is gas throughout the road and in neighbouring properties.

COUNCIL TAX

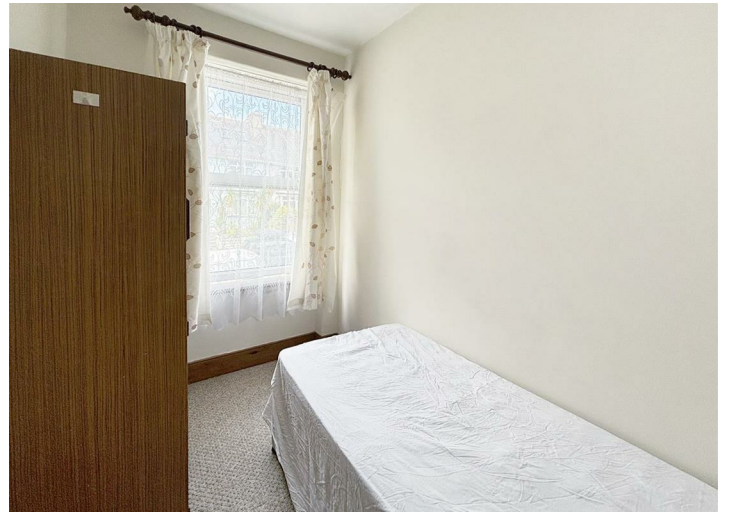
Band C - Cornwall Council.

TENURE

Freehold.

VIEWING

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



Floor Plan

