



## 17 Trevethan Rise, Falmouth, TR11 2DX

£295,000

Situated within popular Trevethan Rise, close to Kimberley Park and within walking distance of Falmouth town centre, is this 1930's 3 bedroom semi-detached home. This attractive property requires some updating, but offers gas central heating with a recently installed boiler and is majority double glazed. The well proportioned accommodation comprises on the ground floor: entrance hallway, living room with period fireplace, dining room, kitchen and rear porch with WC. On the first floor are 3 bedrooms and a family bathroom. A delightful south-west facing garden lies to the rear of the house, giving access to the basement. A driveway provides off-road parking and leads to a single garage. Suitable for cash purchasers only. Ideal for those looking for a property to make their own.

### Key Features

- Cash purchasers only (Mundic B rating)
- 2 reception rooms
- Driveway parking and single garage
- No onward chain
- 3 bedroom 1930's property
- South-west facing lawned garden
- Close to town and Kimberley Park
- EPC rating D







## THE ACCOMMODATION COMPRISES

Obscure double glazed front door to the:-

### ENTRANCE HALLWAY

Stairs rise to first floor level, under-stair storage cupboard. Cupboard housing electric meter and fuse box. Telephone point, radiator, wall-mounted central heating thermostat. Door to living room, open archway through to dining room.

### LIVING ROOM

Bay window with wood sash windows overlooking the front garden. Original deep blue tiles, period fireplace with wood mantel surround, original picture rail. Radiator, ceiling light.

### DINING ROOM

A light and bright dining room with double glazed window overlooking the lawned rear garden. Original 1930's tiled fireplace with wood mantel surround. Original picture rail. Radiator, archway through to the:-

### KITCHEN

A basic kitchen in need of updating, with eye and waist level units. Space for cooker, electric cooker point. Space and plumbing for washing machine. Under-stair recess, ideal for housing a fridge/freezer. uPVC double glazed windows to side aspect. Radiator, double glazed uPVC back door to the:-

### REAR PORCH

Timber door giving access to the garden, uPVC double glazed window to rear aspect, door to the:-

### WC

Low flush WC, ceiling light.

### FIRST FLOOR

### LANDING

uPVC double glazed window to side aspect. Doors to bedrooms and the family bathroom. Loft hatch.

### BEDROOM ONE

uPVC double glazed window overlooking the lawned garden with views over the rooftops of Falmouth. Cast iron fireplace with wood mantel surround, built-in wardrobes to either side. Original picture rail, radiator.

### BEDROOM TWO

A good sized second double bedroom with uPVC double glazed window to front aspect. Original picture rail, original tiled 1930's fireplace with wood mantel. Radiator.

### BEDROOM THREE

A single bedroom with uPVC double glazed window to front aspect. Original picture rail, radiator.

### FAMILY BATHROOM

Enamel bath with twin taps and tiled surround. Wash hand basin, low flush WC. Cupboard with shelving, obscure double glazed uPVC window to rear aspect. Radiator.

## THE EXTERIOR

### TO THE FRONT

A lawned front garden planted with a number of mature

shrubs. The gated driveway provides off-road parking for at least three cars in tandem, and leads to the single garage.

### REAR GARDEN

Accessed via the porch and side pedestrian gate, the enclosed rear garden enjoys a delightful south-west facing aspect and provides a good degree of privacy, laid mainly to lawn with a number of mature shrubs and small trees. A door provides access to the:-

### BASEMENT

Offering an excellent amount of storage space with standing height. Power and light. Housing a modern Worcester gas combination boiler servicing domestic heating and hot water.

### SINGLE GARAGE

Prefabricated single garage with up-and-over door and side pedestrian door. Power connected.

## GENERAL INFORMATION

### SERVICES

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

### AGENT'S NOTE

The property has recently undergone a Concrete Screening Test (Mundic report) and has been classified 'Grade B', therefore suitable for cash purchasers only.

### COUNCIL TAX

Band B - Cornwall Council.

### TENURE

Freehold.

### VIEWING

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





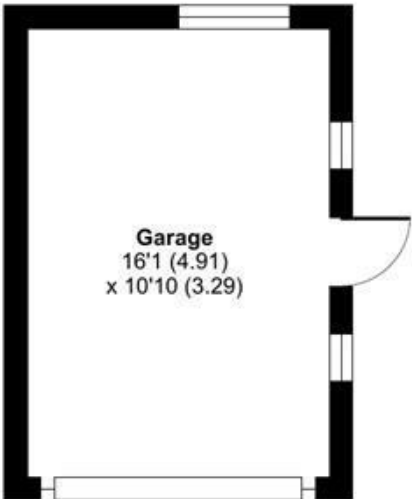


Floor Plan

Trevethan Rise, Falmouth, TR11

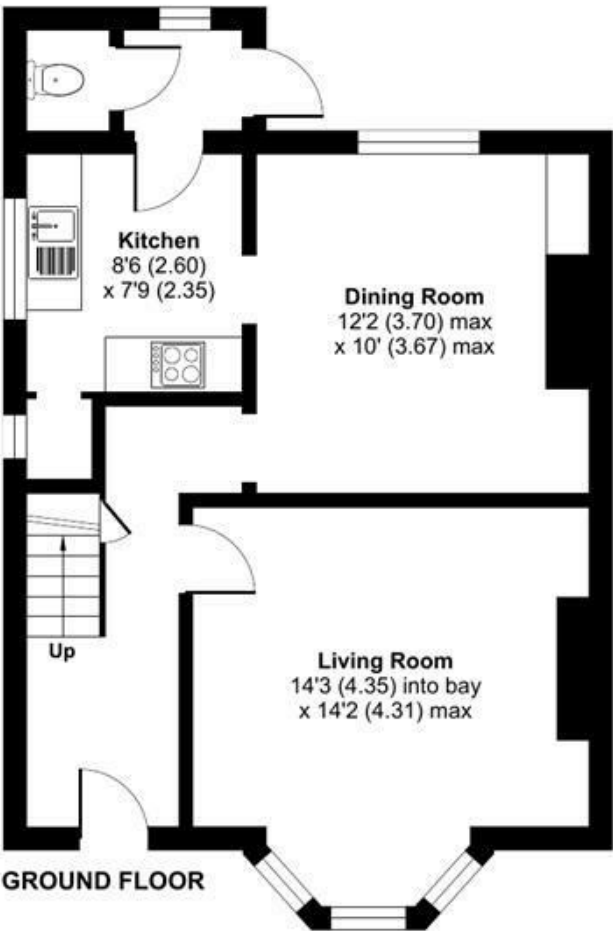
Approximate Area = 1016 sq ft / 94.3 sq m  
Garage = 174 sq ft / 16.1 sq m  
Total = 1190 sq ft / 111.3 sq m

For identification only - Not to scale



Garage  
16'1 (4.91)  
x 10'10 (3.29)

GARAGE



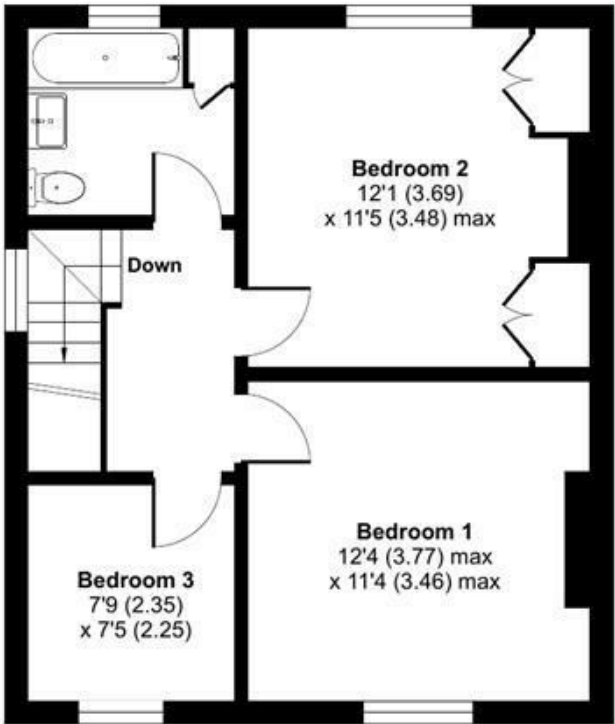
Kitchen  
8'6 (2.60)  
x 7'9 (2.35)

Dining Room  
12'2 (3.70) max  
x 10' (3.67) max

Living Room  
14'3 (4.35) into bay  
x 14'2 (4.31) max

Up

GROUND FLOOR



Bedroom 2  
12'1 (3.69)  
x 11'5 (3.48) max

Bedroom 1  
12'4 (3.77) max  
x 11'4 (3.46) max

Bedroom 3  
7'9 (2.35)  
x 7'5 (2.25)

Down

FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,  
Incorporating International Property Measurement Standards (IPMS2 Residential). © ntdhcom 2025.  
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