



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.

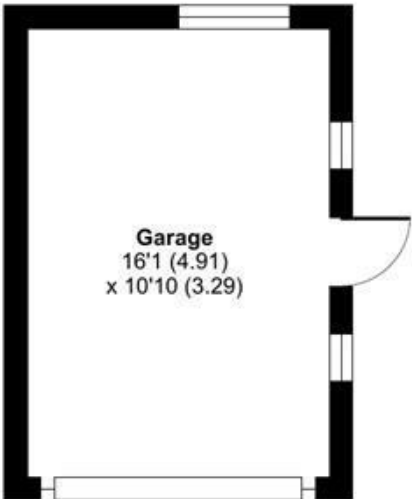


Floor Plan

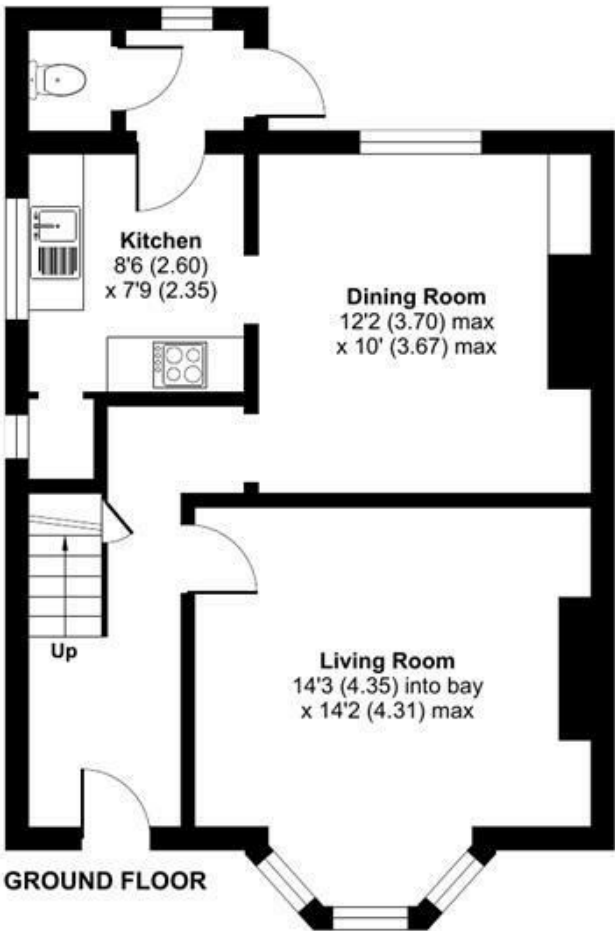
Trevethan Rise, Falmouth, TR11

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

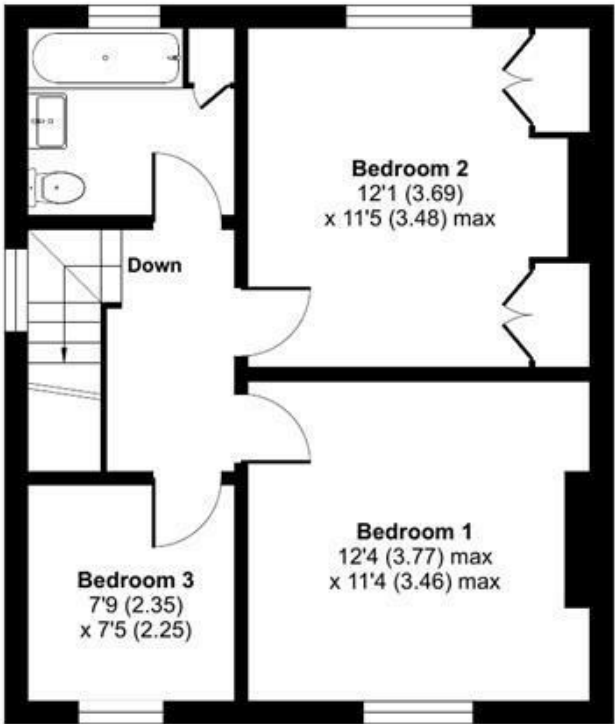
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GARAGE



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ntdhcom 2025. Produced for Laskowski & Company. REF: 1282899