



Laskowski  
&Co



5 Tresawle Road, Falmouth, TR11 2PJ

Guide Price £285,000

An extended 3 double bedroom, 2 reception room family home located within Tresawle Road on the outskirts of Falmouth. Presented in excellent decorative order having just undergone complete redecoration, to include new flooring throughout. The spacious accommodation comprises on the ground floor: dual aspect living room, dining room and generous kitchen/breakfast room. On the first floor are 3 double bedrooms and a family bathroom. The hard landscaped gardens are easily maintained, with the rear terrace enjoying the afternoon and evening sun. A vehicular lane provides access to a larger than average single garage with power and light. No onward chain.

## Key Features

- Extended 3 double bedroom family home
- Redecorated and recarpeted throughout
- Low maintenance gardens
- Gas central heating and double glazing
- 2 reception rooms
- First floor family bathroom
- Good size single garage
- EPC rating D







## THE ACCOMMODATION COMPRISES

Obscure double glazed front door to:-

### DINING ROOM/SECOND RECEPTION ROOM

15'8" x 11'11" (4.80m x 3.65m)

Measurements include staircase. A spacious and versatile dining room/second reception room, with stairs rising to the first floor and under-stair storage cupboard. Two double glazed windows to front aspect overlooking the garden, two radiators, telephone and broadband points. Newly fitted carpet with underlay, serving hatch to kitchen, doors to living room and kitchen/breakfast room.

### LIVING ROOM

15'10" x 11'1" (4.83m x 3.39m)

Measurements include chimney breast. A light and bright dual aspect room, with large double glazed window to front aspect and further double glazed window to rear. Fireplace housing electric fire with marble-effect surround and wood mantel over. Newly fitted carpet with underlay, telephone point, TV and satellite points. Wall mounted Worcester gas fired boiler providing domestic hot water and central heating.

### KITCHEN/BREAKFAST ROOM

11'10" x 11'6" (3.63m x 3.51m)

Fitted with a range of eye and base level units, roll-top worksurface with inset one and a half bowl sink/drain unit with mixer tap. Built-in Hotpoint double oven, newly installed four-ring gas hob with recirculated extractor fan over. Part tiled walls, newly installed vinyl flooring, two double glazed windows to side and rear aspects, glazed door to rear garden. Radiator, serving hatch to dining room.

### FIRST FLOOR

#### LANDING

Doors to bedrooms and family bathroom, loft hatch to insulated loft. Newly fitted carpet with underlay. Central heating thermostat.

#### BEDROOM ONE

11'9" x 11'6" (3.60m x 3.52m)

A generous double bedroom within the two-storey extension. Dual aspect with two double glazed windows to side and rear aspects providing an outlook over rooftops towards Penryn and surrounding countryside. Radiator, newly fitted carpet with underlay.

#### BEDROOM TWO

16'1" x 8'6" (4.91m x 2.61m)

A good size double bedroom, with double glazed window to front aspect, radiator, newly fitted carpet with underlay.

#### BEDROOM THREE

13'9" x 7'6" (4.19m x 2.29m)

First measurement narrows to 10'7" (3.23m), second measurement plus door recess. A third double bedroom, with large double glazed window to front aspect and generous recess ideal for furniture. Radiator, newly fitted carpet with underlay.

#### BATHROOM

A generous bathroom with a coloured suite comprising a panelled bath with twin taps, pedestal wash hand basin, low

level flush WC. Part tiled walls, walk-in shower cubicle with glass shower door, tiled surround and Triton electric shower. Airing cupboard with shelving, housing hot water cylinder with electric immersion. Obscure double glazed window to rear aspect, radiator, new vinyl flooring, extractor fan.

## THE EXTERIOR

### FRONT

Enclosed walled front garden, with timber gate, path and steps leading down to the front door. Easterly-facing patio, with ample space for a table and chairs, and ideal for enjoying the morning sun. Predominantly laid with shingle, with two small ponds, one incorporating a waterfall.

### REAR

The westerly-facing rear garden enjoys the afternoon and evening sun. Hard landscaped and low maintenance, the garden provides a patio seating area accessed from the kitchen, with a continuation of the paving and steps down to a drying area, laid with shingle. A timber garden shed provides useful storage and there is an outside cold water tap. A timber gate provides pedestrian access to the rear vehicular lane, offering access to the garage.

### GARAGE

15'3" x 10'4" (4.65m x 3.17m)

A larger than standard single garage, with power and light, up-and-over door. Outside the garage is a small area of hardstanding, ideal for storage of bins etc.

## GENERAL INFORMATION

### AGENT'S NOTE

The property has previously undergone a Mundic Screening Test with a satisfactory A/B Classification, therefore suitable for standard mortgage purposes. The test is currently in the process of being updated.

### SERVICES

Mains electricity, water, gas and drainage are connected to the property. Telephone points (subject to supplier's regulations). Gas fired central heating.

### COUNCIL TAX

Band B - Cornwall Council.

### TENURE

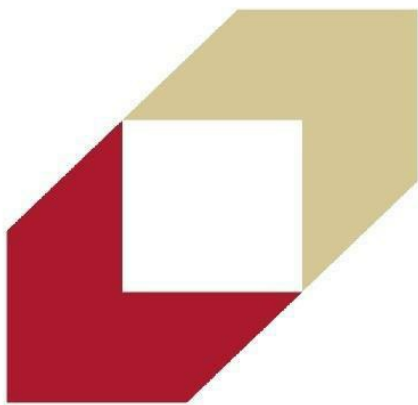
Freehold.

### VIEWING

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







Floor plan awaited