



5 Trefusis Court, Penwerris Lane, Falmouth, TR11 2QB

Guide Price £250,000

A substantial 2 double bedroom ground floor flat with the rare addition of a large and mature private rear garden. Located on Penwerris Lane, the flat enjoys views over the river towards Flushing and is within walking distance of the town centre. Requiring updating and modernisation, the accommodation comprises a large living room with patio doors opening onto the balcony and gardens, spacious kitchen, 2 double bedrooms and a shower room. The garden flat is independently accessed via steps with a private timber gate leading to the rear of the building. An allocated parking space is located to the front. It is rare to find a flat in Falmouth with such a generous private garden, and keen gardeners looking for a property they can 'put their own stamp on' are encouraged to view at the earliest opportunity.

Key Features

- Spacious 2 double bedroom ground floor flat
- Views across the river to Flushing
- Allocated parking space
- EPC rating E
- Private garden (solely for the use of this apartment)
- Requiring updating and modernisation
- No onward chain



THE ACCOMMODATION COMPRISES

Two flights of exterior steps lead down to a timber gate, providing access to Number 5 and its large private garden. Raised balcony with cast iron railings and uPVC double glazed patio door to:-

LIVING ROOM

16'3" x 13'10" (4.96m x 4.22m)

A well proportioned living room with a delightful view over the mature and well stocked garden to the Penryn River and across to Flushing. Ornamental fireplace housing electric fire with wood mantel surround. Night storage heater, obscure glazed window to side aspect, TV aerial point, central ceiling and wall lighting. Serving hatch to kitchen. Obscure multi pane glazed door to:-

INNER HALLWAY

Sliding door to kitchen, further doors to bedrooms and shower room. Two large storage cupboards, one housing the electric immersion tank. Night storage heater, obscure glazed high level window to bedroom two.

KITCHEN

13'3" x 9'9" (4.04m x 2.98m)

In need of updating with a range of eye and base level units, inset stainless steel sink/drain unit with mixer tap. Space for washing machine, space for cooker with electric cooker point and extractor hood over. Part tiled walls, serving hatching to living room. Aluminium double glazed window with views over the garden to the river beyond and Flushing in the distance.

BEDROOM ONE

13'5" x 9'4" (4.11m x 2.85m)

A good size double bedroom with double glazed patio doors giving access onto a raised balcony with cast iron railings, also providing a delightful view over the garden. Central ceiling light, wall mounted consumer unit, electric wall mounted heater, telephone point.

BEDROOM TWO

10'1" x 9'4" (3.09m x 2.87m)

A second double bedroom with aluminium double glazed window with a view over the garden and glimpses of the river. Obscure high level window to inner hallway. Built-in wardrobes with matching dressing table, central ceiling light.

SHOWER ROOM

10'6" x 6'5" (3.21m x 1.98m)

Walk-in shower cubicle with glass shower screen and electric shower, panelled surround. Dual flush concealed cistern WC. Vanity unit housing wash hand basin with mixer tap. Obscure double glazed window to side aspect, central ceiling light.

THE EXTERIOR

FRONT

Private parking space designated for Number 5, with steps down to the side of the building giving access to the apartment.

REAR GARDEN

A large, private garden, solely for the use of Number 5.

Densely planted with a large number of mature shrubs and small trees. A path leads through the central lawn with a number of secluded paved seating areas. At the top of the garden is a large patio, the ideal position to enjoy the morning sun with the patio giving access to the two balconies that lead off the living room and main bedroom. Access to the garden and the apartment is provided by steps that lead down to both the left and right-hand sides of the building. Small timber studio/garden shed.

GENERAL INFORMATION

SERVICES

Mains water, electricity and drainage are connected to the property. Telephone point (subject to supplier's regulations). Electric heating.

COUNCIL TAX

Band C - Cornwall Council.

TENURE

Leasehold. 999 years from 1983. The freehold interest is vested within the Trefusis Court Management Company Ltd which is owned by all five apartment owners. Management, maintenance and insurance costs are divided equally between the five leaseholders, and currently charged at £550 per annum 2023/24; £50 ground rent payable. We understand holiday letting is not permitted however long letting is allowed under the terms of the lease. Pets are allowed with consent from the lessor.

VIEWING

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

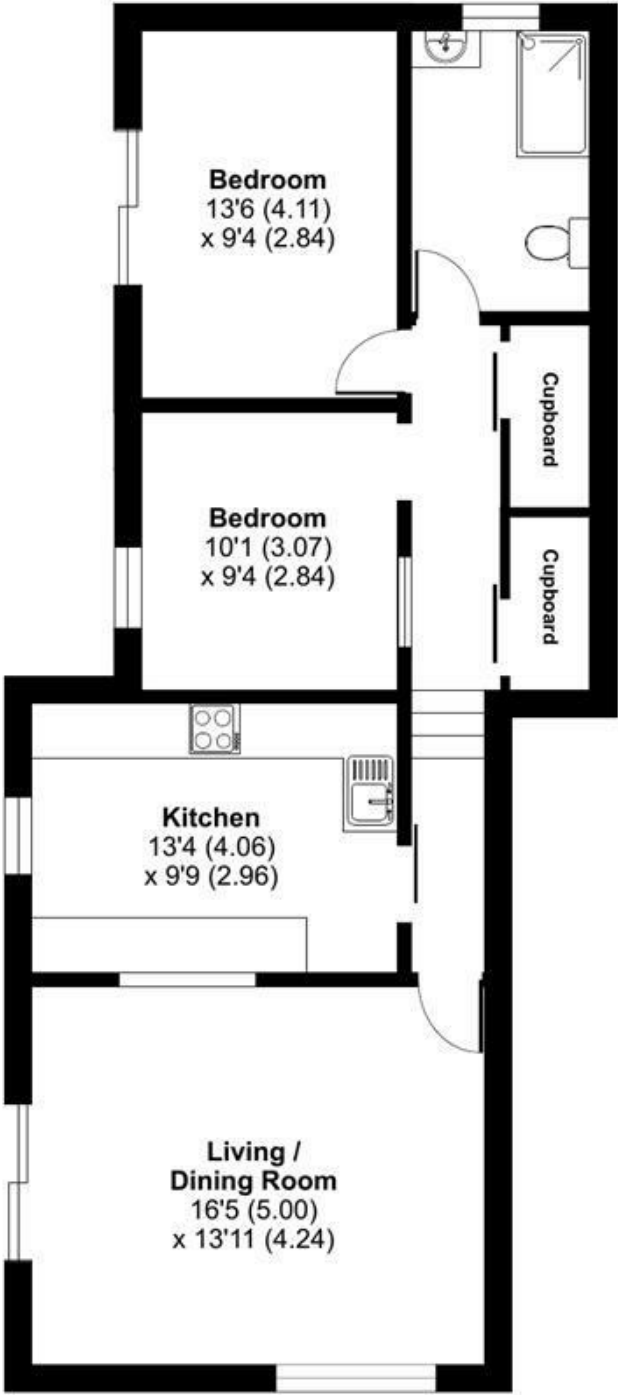


Floor Plan

Penwerris Lane, Falmouth, TR11

Approximate Area = 799 sq ft / 74.2 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ntdhecom 2025. Produced for Laskowski & Company. REF: 1290532