



Laskowski  
&Co



**32 Treverbyn Road, Falmouth, TR11 5BS**

**Guide Price £300,000**

Occupying a favoured position within this quiet cul-de-sac on the popular Goldenbank development, a 3 bedroom semi-detached house with attached garage and driveway parking. The property requires updating and modernisation, currently comprising on the ground floor: entrance hallway, living room and kitchen/diner with French doors onto the garden. On the first floor are 3 bedrooms and a family bathroom. To the rear of the property is an enclosed south-facing garden enjoying sun for the majority of the day. Goldenbank is a fantastic area for families, within walking distance of the beaches and within easy access of both junior and secondary schooling. Being sold with no onward chain.

## Key Features

- 3 bedroom family home
- Enclosed south-facing garden
- Gas central heating and double glazing
- No onward chain
- Attached garage and driveway parking
- Requiring updating and modernisation
- Sought-after residential development
- EPC rating C







## THE ACCOMMODATION COMPRISES

Obscure double glazed front door to:-

### ENTRANCE HALLWAY

Radiator, stairs to first floor. Door to:-

### LIVING ROOM

Double glazed window to front aspect. Brick fireplace with brick hearth and wood mantel surround. Under-stair storage cupboard housing fuse box and electric meter. Radiator, TV aerial point. Door to:-

### KITCHEN/DINER

A light and bright kitchen/diner with double glazed window and double glazed French doors opening onto the south-facing garden. Range of eye and base level units with roll-top worksurface, stainless steel sink/drain unit with mixer tap, part tiled walls, inset four-ring gas hob with extractor hood over. Space and plumbing for washing machine, storage cupboard. Radiator, wall mounted Worcester gas boiler providing domestic hot water and central heating.

## FIRST FLOOR

### LANDING

Doors to bedrooms and family bathroom. Loft hatch, airing cupboard housing hot water cylinder and shelving.

### BEDROOM ONE

Double glazed window to rear aspect overlooking the south-facing garden. Radiator.

### BEDROOM TWO

uPVC double glazed window to front aspect. Radiator.

### BEDROOM THREE

uPVC double glazed window to front aspect. Radiator.

### BATHROOM

Panelled bath with mixer tap and boiler-fed shower over, tiled surround. Low level flush WC, pedestal wash hand basin. Radiator, further tiling to walls. Obscure double glazed window to rear aspect.

## THE EXTERIOR

### FRONT

Lawned garden with path leading to the front door. A driveway provides off-road parking and leads to the attached single garage.

### GARAGE

Single pitched roof garage with up-and-over door and power. Obscure double glazed pedestrian door from the rear garden.

### REAR

Accessed from the double glazed French doors in the kitchen, the rear garden is fully enclosed by fencing with a number of mature shrubs, including a large camellia. The garden faces due south and enjoys a particularly sunny aspect.

## GENERAL INFORMATION

## SERVICES

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

## COUNCIL TAX

Band C - 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.





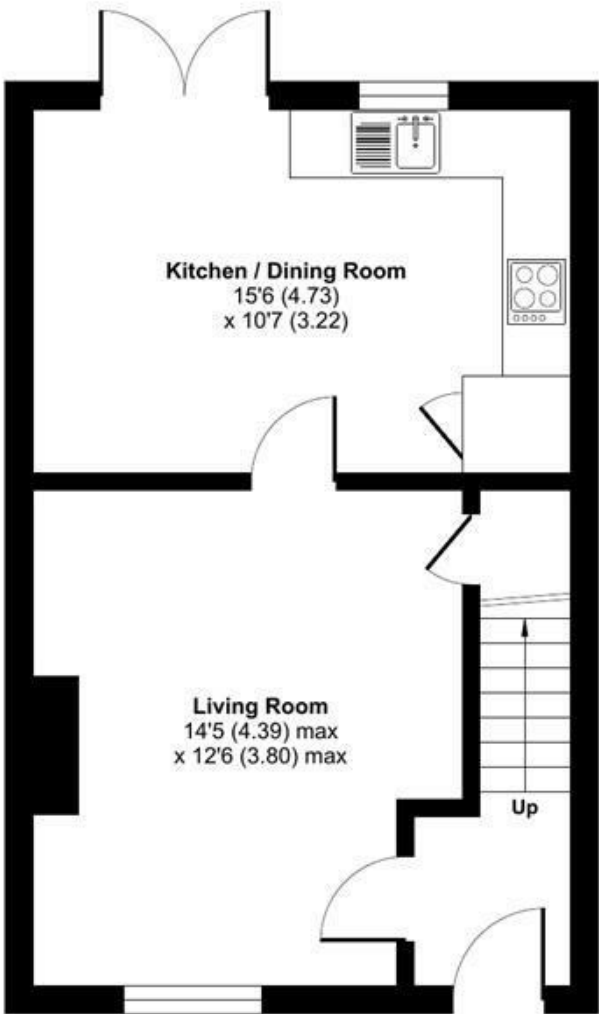


Floor Plan

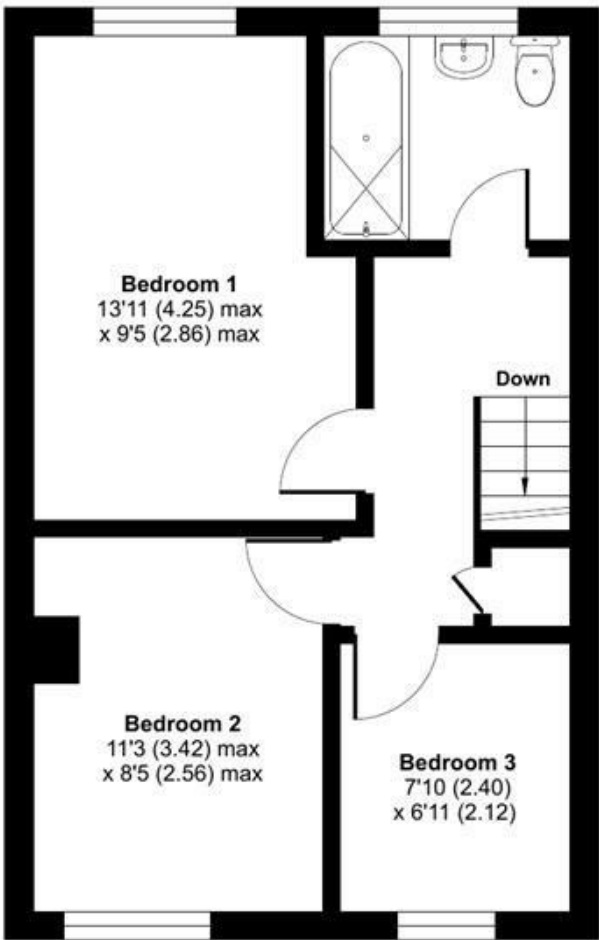
Treverbyn Road, Falmouth, TR11

Approximate Area = 794 sq ft / 73.7 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST 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: 1288870