



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.

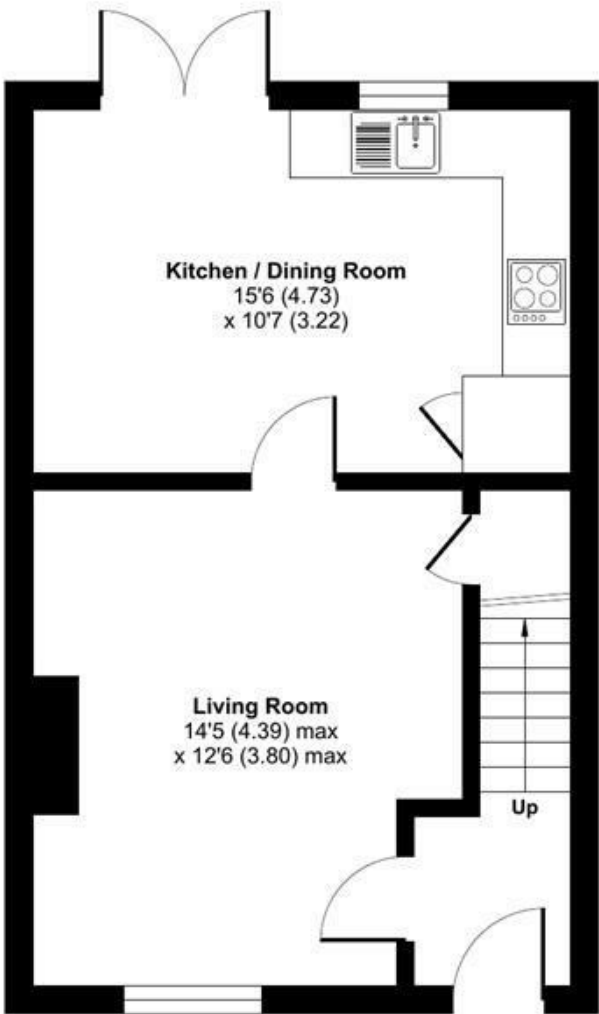


Floor Plan

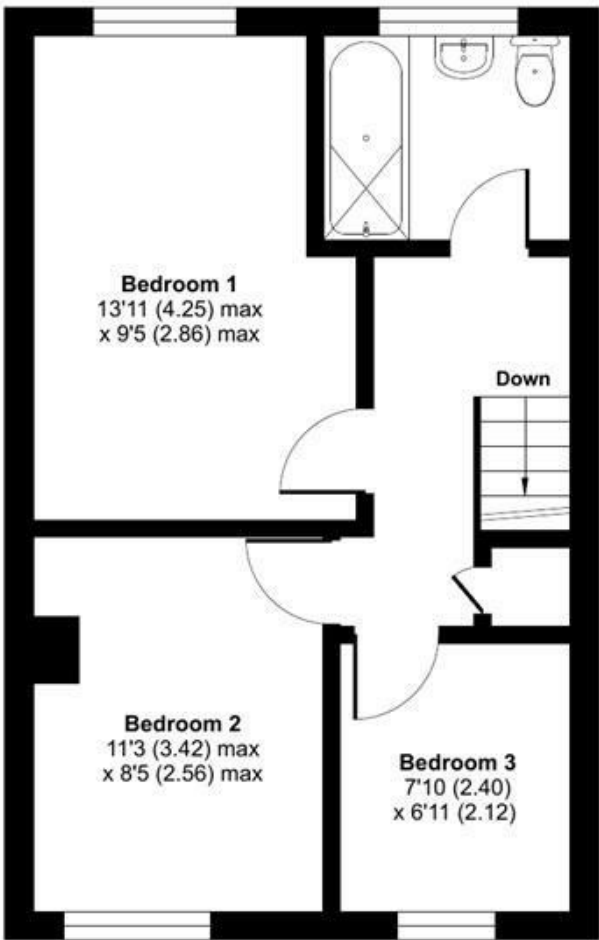
Treverbyn Road, Falmouth, TR11

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