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Putting your home on the map

Trevethan Road, Falmouth

£295,000
Freehold







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Property Introduction

A well presented two bedroom end of terrace home ideally situated close to Falmouth town centre and its range of shops, amenities and local facilities. The property offers well proportioned accommodation comprising of two reception rooms, a recently updated kitchen, two bedrooms and a bathroom. Recent improvements include new double glazed windows to the rear of the property, new double glazed doors and a newly fitted kitchen creating a fresh and welcoming feel throughout. Externally, the property benefits from a generous rear garden offering excellent outdoor space and the added advantage of rear vehicular access from both ends providing potential scope, as other neighbouring properties have done, to create off road parking subject to the necessary consents. An appealing home in a convenient location ideal for first time buyers, couples or investors alike.

Location

Falmouth offers a vast range of individual and high street shops, a multi-screen cinema just yards away and the National Maritime Museum at the far end of the town. Kimberley Park is also very close by. Within minutes you can be looking out over the busy harbour or for a longer stroll can enjoy one of the four beautiful beaches the town has to offer. The Moor is the centre for the bus routes to surrounding towns and there are three train stations in Falmouth running to and from the city of Truro.

ACCOMMODATION COMPRISES

Pathway leading to double glazed front door leading into:-

ENTRANCE HALLWAY

Meter cupboard, stairs to the first floor. Door to dining room. Door leading to:-

LOUNGE 12' 5" x 11' 3" (3.78m x 3.43m) maximum measurements

Double glazed bay window. Newly fitted carpet and Quantum Dimplex night storage heater.

DINING ROOM 17' 0" x 8' 0" (5.18m x 2.44m) maximum measurements

Double glazed window. Quantum Dimplex night storage heater. Understairs storage cupboard. Further door leading to:-

KITCHEN 9' 7" x 7' 10" (2.92m x 2.39m)
Dual aspect windows. Wall and floor mounted cupboard with worktop over. Sink and drainer, space for fridge/freezer, space for washing machine space for cooker. Wall mounted gas boiler. Strip lighting and double glazed door to rear.

Returning to hallway. Stairs to first floor.



FIRST FLOOR LANDING
Loft hatch. Doors off to:-

BEDROOM ONE 17' 1" x 9' 10" (5.20m x 2.99m) maximum measurements
A generous sized room with space for fitted wardrobes. Double glazed window. Quantum Dimplex night storage heater.



BEDROOM TWO 11' 1" x 8' 0" (3.38m x 2.44m) maximum measurements
Double glazed window.

BATHROOM
Obscure double glazed window. Low level WC, linoneum flooring, pedestal wash hand basin and bath with mains shower attachment to taps. Tiled surround. Wall mounted heater.



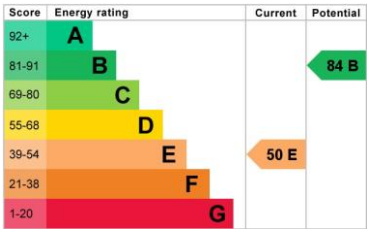
OUTSIDE
To the front there are steps and a pathway to the front door with lawn to both sides of the path. Pedestrian gate leading to the rear. The rear garden is of a generous size, with hedging to the rear with a raised flower bed, lawn and a pedestrian gate leading to a lane with vehicular access, where parking can be created subject to necessary consents. Fencing to two sides.

AGENTS NOTES
The Council Tax band is band 'B'.

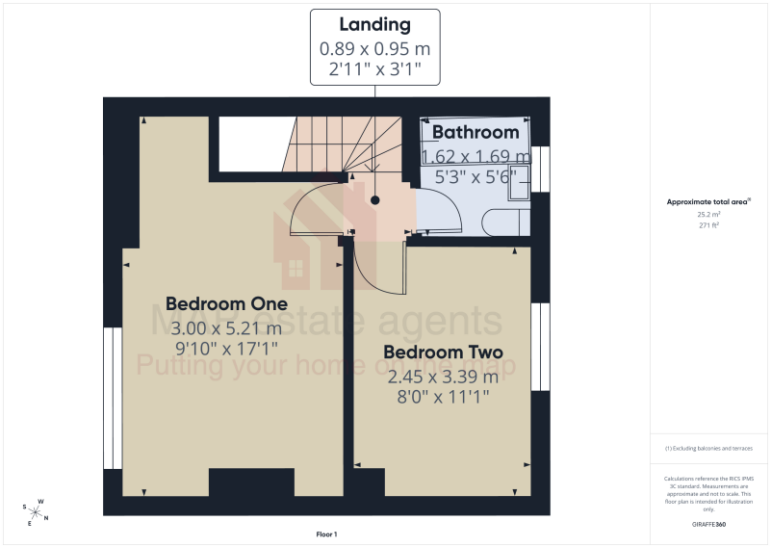
SERVICES
Mains water, mains drainage, mains electricity and mains gas. Electric night storage heaters.

DIRECTIONS
Proceeding down Kimberley Park road, towards the town, take the left hand turn just opposite the park itself into Trevethan Rise, follow road around to right, continue along into Trevethan Road, property is a short way along on left hand side. If using What3words;- dime.junior.will









MAP's top reasons to view this home

- End of terrace house
- Close to the town
- Well presented
- Two reception rooms
- Newly fitted kitchen
- Two bedrooms on first floor
- Modern bathroom
- Newly fitted double glazing at rear
- Newly carpeted
- Generous rear garden

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