



## 4 Trelawney Cottages, Falmouth, TR11 3NY

**Guide Price £265,000 Freehold**

A great opportunity to own this charming and quite delightful two bedroom end of terrace town cottage which is set on a quite back water, just off Waterloo Road and in a collection of similar cottages which enjoy a traffic free location to the front.

- A delightful 'in town' cottage
- Being sold with 'no onward chain'
- UPVC double glazed windows, gas central heating
- Separate dining room, kitchenette
- Lawned gardens to the front & rear
- Set in a quiet back water
- Ideal as a first time purchase
- Cosy sitting room with open fireplace
- Two first floor bedrooms & bathroom/wc
- Energy Efficiency Rating - Band D

**Bedrooms: 2 | Bathrooms: 1 | Receptions: 2**



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Remarkably, the cottage comes to the market for the first time in nearly 30 years and has been successfully let for the past decade or so. With the property becoming vacant shortly, we can offer a motivated buyer a chain free transaction.

The property is well presented and has features including gas fired central heating by radiators, box sash style UPVC double glazed windows, a focal point polished granite open fireplace in the sitting room.

The accommodation in brief includes an entrance hall, sitting room, separate dining room, three granite steps down to kitchenette, turning staircase from the dining room leading to the first floor landing where you will find two bedrooms and a bathroom/wc combined. Outside the property there are well tended lawns with flowerbeds to the front of the cottage and at the rear, generous lawned gardens enclosed by the original stone wall.

It is worth mentioning that other properties in the row have extended to provide further accommodation and used the far end of the garden wisely turning it into off road parking.

## **ACCOMMODATION COMPRISES**

### **UPVC DOUBLE GLAZED FRONT DOOR WITH FROSTED PRIVACY PANEL LEADS INTO**

#### **RECEPTION HALL**

With mat well fitted carpet, electric meter box.

#### **SITTING ROOM - 3.12m x 2.87m (10'3" x 9'5")**

A cute and cosy sitting room with a deep angular bay and box sash style UPVC double glazed window overlooking the front garden, a focal point polished granite fireplace with open grate and matching granite hearth, TV aerial point, double radiator, coved cornicing, fitted carpet, wooden internal door.

### **PANEL DOOR FROM RECEPTION HALL LEADS INTO**

#### **DINING ROOM - 3.78m x 2.84m (12'5" x 9'4") Plus door recess of 0.91m x 0.86m (3'0" x 2'10").**

Having fitted carpet, under stairs storage cupboard, double radiator, recessed box sash style double glazed window and deep cill overlooking the rear gardens, staircase to first floor, three granite steps leading down to

#### **KITCHEN - 2.74m x 2.18m (9'0" x 7'2")**

Equipped with a range of mixed origin wall and base units, roll top work surfaces and ceramic tiling over, double drainer stainless steel sink unit with drawers and cupboards under, plumbing for washing machine, space for electric cooker and tallboy fridge freezer, recessed UPVC double glazed window enjoying a pleasant overlook to the rear garden, slate tiled flooring, wall mounted Worcester gas central heating boiler, spotlights, access to small loft space, UPVC double glazed door to outside.

### **FROM THE DINING ROOM A STAIRCASE WITH FITTED CARPET LEADS TO THE FIRST FLOOR LANDING.**

A single glazed window overlooking the rear and recess for storage.

#### **BEDROOM ONE - 2.95m x 2.87m (9'8" x 9'5")**

Lovely main bedroom with recessed box sash style double glazed window overlooking the rear gardens towards the town centre, double radiator, fitted carpet, painted internal door.

#### **BEDROOM TWO - 3.12m x 2.18m (10'3" x 7'2")**

Again having recessed box sash style double glazed window enjoying a pleasant outlook over the front gardens, coved cornicing, single radiator, painted wooden internal door.

#### **BATHROOM - 2.03m x 1.68m (6'8" x 5'6") Plus 1.09m x 0.86m (3'7" x 2'10").**

White suite comprising panel bath with chrome mixer shower attachments, fully tiled surround, pedestal wash hand basin with chrome hot and cold taps, tiled splash back, low flush wc, towel rail, radiator, vinyl flooring, recessed frosted double glazed window, large shelved recess, painted wooden internal door.

## **OUTSIDE**

### **GARDENS**

As mentioned earlier, the cottage is set in a traffic-free location at the front. A concrete pathway leads into the front garden which has lawn to the right hand side boarded by the original stone walling, well stocked flowerbeds to the front and side. To the rear of the cottage there are simple generous gardens offering a seating area, long lawns with original stone walling to the path side and stained timber fencing to the joint boundary to the next door. In the garden there is an outside cold water supply and a side timber gate into the street.



#### **AGENTS NOTE**

It is worth mentioning that other homes in this row have extended their property making that a possibility here subject to the normal planning permission and building regulation approval and also there is a chance should you require off road parking to create a space at the end of the garden mirroring other homes here.

#### **COUNCIL TAX**

Band B.

#### **SERVICES**

Mains drainage, water gas and electricity.

#### **MONEY LAUNDERING**

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



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