



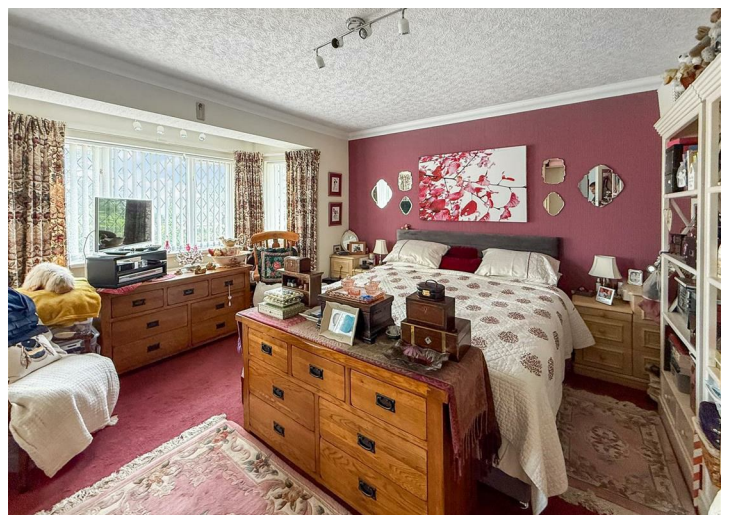
## Whispers, 79 Trescobeas Road, Falmouth, TR11 4JD

Guide Price £525,000

A substantial 3 bedroom detached family home, located on popular Trescobeas Road on the outskirts of Falmouth town, offering offers over 1700' of accommodation comprising, on the ground floor: porch, entrance hallway, living room, dining room, conservatory, kitchen and ground floor shower room/WC. The first floor offers 3 bedrooms and a family bathroom. The property provides off-road parking for a number of cars, giving access to the attached single garage. The rear garden is fully enclosed offering a good degree of privacy.

### Key Features

- Substantial 3 bedroom family home
- Ground floor shower room/WC
- Attached single garage
- Close to local schools and within easy reach of the town
- 3 reception rooms
- Ample off-road parking
- Enclosed rear garden
- EPC rating E



## LOCATION

Trescobeas Road is situated on the outskirts of Falmouth, but still within walking distance of the town. Conveniently situated for Falmouth School and access to the A39 to Truro (approximately twelve miles away). Falmouth's sandy, south-facing beaches are a short distance away, combined with surrounding countryside.

## THE ACCOMMODATION COMPRISES

Glazed front door with leaded windows to either side, to:-

### PORCH

Tiled flooring, central ceiling light, obscure glazed door with windows to either side, leading to:-

### ENTRANCE HALLWAY

Stairs rising to first floor with under-stair storage cupboard, radiator, central ceiling light. Doors to living room, kitchen, dining room and ground floor shower room.

### LIVING ROOM

A generous reception room with double glazed bay window to front aspect. Fireplace housing gas living flame fire, radiator, central ceiling light.

### DINING ROOM

A good size second reception room, dual aspect with uPVC double glazed windows to rear and side aspects. The room comfortably accommodates a large family dining table and chairs. Two central ceiling lights, two radiators. Carved timber ornamental fireplace with electric fire. Door to conservatory.

### KITCHEN

Fitted with a range of eye and base level units, worktop with inset one and a half bowl sink/drain unit incorporating a swan neck mixer tap. Built-in electric oven, space and plumbing for dishwasher. Wood-effect laminate flooring, central ceiling light. Large opening to conservatory. Radiator, utility cupboard with shelving, space and plumbing for washing machine. Larder cupboard with shelving and space for freestanding fridge/freezer. uPVC double glazed door to side garden. Additional utility space with further eye and base level units, space for under-counter freezer. Glazed window to rear aspect.

### CONSERVATORY

Part brick and timber double glazed, overlooking the rear garden and providing a third reception room. French doors give access to the garden, radiator, Velux window. Central and wall mounted lighting. Perspex timber and felt pitched roof.

### SHOWER ROOM/WC

Corner shower cubicle with tiled surround, boiler-fed shower and glass screen, dual flush WC, pedestal wash hand basin with tiled splashback. Tiled flooring, large Velux window, extractor fan, two central ceiling lights, radiator.

### FIRST FLOOR

Doors to bedrooms and family bathroom. Loft hatch.

### BEDROOM ONE

A large double bedroom with double glazed bay window to

front aspect, central ceiling light, radiator. Range of built-in wardrobes with hanging rail.

### BEDROOM TWO

A second double bedroom with large double glazed window to rear aspect overlooking the garden. Central ceiling light, radiator. Built-in wardrobe with hanging rail and shelving.

### BEDROOM THREE

A good size single or small double bedroom with timber double glazed window to front aspect, radiator. Built-in wardrobe with hanging rail and shelving. Central ceiling light.

### FAMILY BATHROOM

White five-piece suite comprising a panelled bath with mixer tap, walk-in shower with boiler-fed shower, tiled surround and glass screen, pedestal wash hand basin, bidet and low level flush WC. Timber double glazed windows to side and rear aspects, part tiled walls, central ceiling light, radiator. Airing cupboard with shelving.

## THE EXTERIOR

### FRONT

Gated and gravelled driveway providing off-road parking for approximately five vehicles, access to the attached single garage. The driveway is enclosed by low stone wall and hedging providing privacy. Pedestrian gates to either side of the property provide access to the rear garden.

### REAR

This mature garden provides a good degree of privacy with seating areas and small lawn, bordered by well stocked flower beds containing an abundance of shrubs. A pathway winds through the garden leading down to a timber summerhouse with glazed windows. Timber garden shed. Pedestrian access to the:-

### ATTACHED SINGLE GARAGE

Double timber doors, accessed via the driveway. Power and light connected.

## GENERAL INFORMATION

### SERVICES

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

### COUNCIL TAX

Band D - Cornwall Council.

### TENURE

Freehold.

### VIEWING

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





# Floor Plan

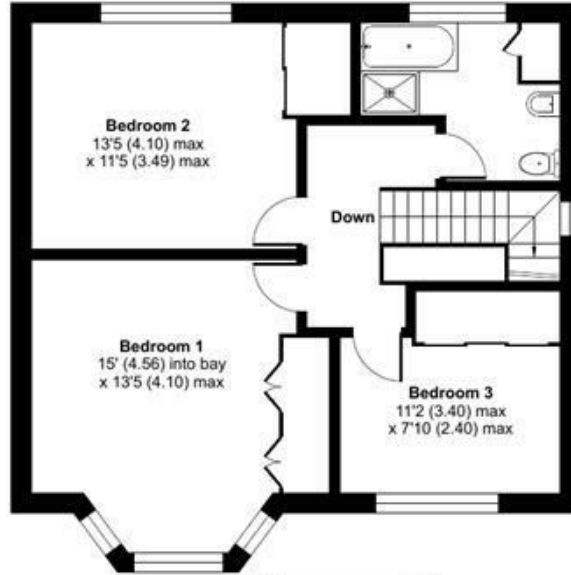
## Trescobeas Road, Falmouth, TR11

Approximate Area = 1738 sq ft / 161.4 sq m

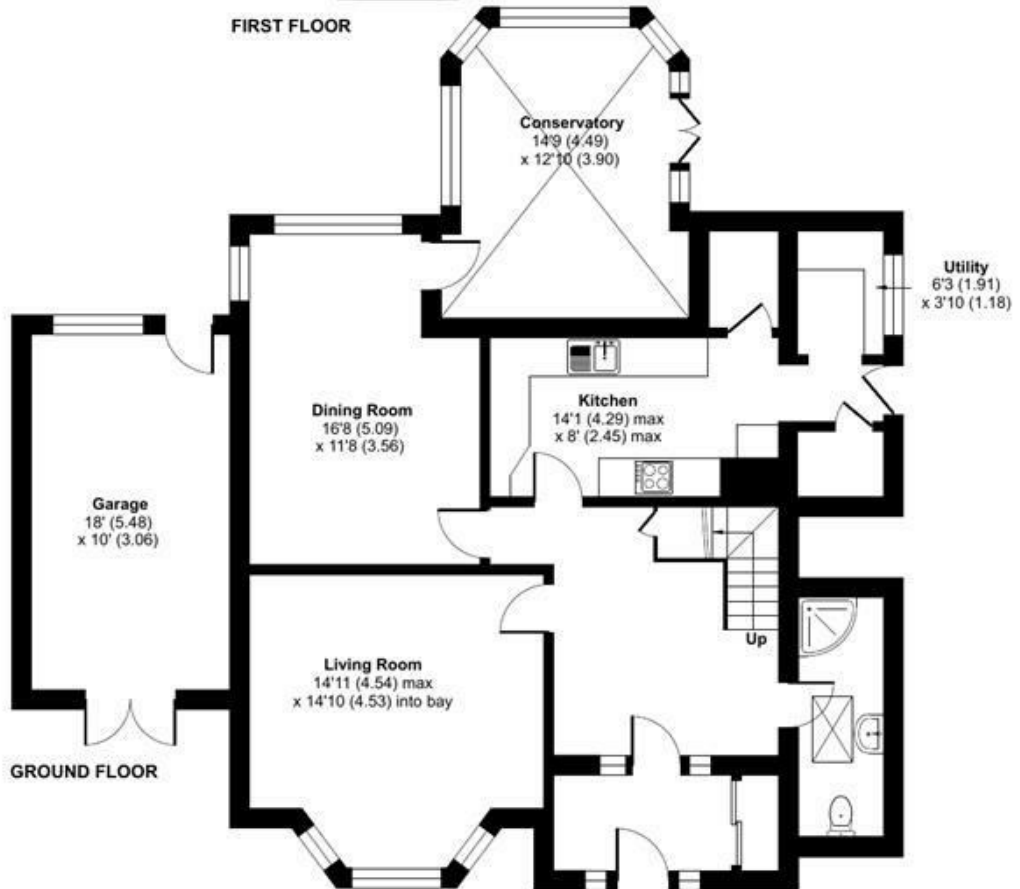
Garage = 181 sq ft / 16.8 sq m

Total = 1919 sq ft / 178.2 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nidecom 2026. Produced for Laskowski & Company. REF: 1470266