FOR SALE



Trevethan Rise, Falmouth
Guide Price £365,000

MARTIN&CO

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- 1930s SEMI-DETACHED PROPERTY
- RECENT A3 MUNDIC TEST - MORTGAGEABLE
- FULL EXTERNAL INSULATION SYSTEM
- DETACHED GARAGE & LARGE DRIVEWAY
- ELECTRIC CAR CHARGING POINT

This very well proportioned and well-presented, 1930s property has been in the same ownership for over 20 years and has been impeccably maintained. Located on Trevethan Rise, a sought-after residential street, just off Kimberley Park Road, excellently positioned for local schools, shops and other amenities.







DESCRIPTION

Comfortably set back from the road by a generous front garden, the property is approached by a wide driveway, over 18m long, which would provide parking for several vehicles. There is also a detached garage and electric car-charging point.

Entering the property, you come into a naturally light entrance hall. On your right is the lounge, a classically proportioned room with traditional features, including a large bay window to the front aspect and a fireplace fitted with an electric fire as a focal point.

Heading down the hallway, there is a WC under the stairs before you come to the dual aspect, open-plan, kitchen dining room. The kitchen is fitted with a good range of units and there is an integrated gas hob and electric oven, space for an under-counter fridge and a dishwasher. The dining area has plenty of room for a family dining table and has a window that looks through to the conservatory and garden.

A door from the kitchen leads into a versatile utility room, with plumbing for a washing machine, which in turns goes through into a conservatory. This leads out to the back garden which is a sheltered and enclosed space, with a gravelled patio area, lawn and established. There is also side access to the driveway from the garden.

Ascending the stairs to the first floor, there is a spacious landing, flooded with natural light from a side window. There are two almost equally sized double bedrooms, the principal bedroom having fitted wardrobes, and a single bedroom which is currently used as a study.

There is a spacious, modern bathroom, fitted with a white bathroom suite as well as a separate shower cubicle and a heated towel rail.







FEATURES
Mundic Block test Class A3 (mortgageable)
UPVc Double Glazing
Gas Central Heating
Full External Insulation System
EPC – D
Council Tax Band B
Detached Garage (4.95m x 3.68m)
Driveway Parking
Electric Car Charging Point
Mains Drainage, Water, Electricity and Gas

Broadband : Ultrafast Broadband available at this postcode.
Mobile Phone Coverage: O2 / EE / Three / Vodafone - Please contact individual providers for further information
Source: Ofcom.org.uk

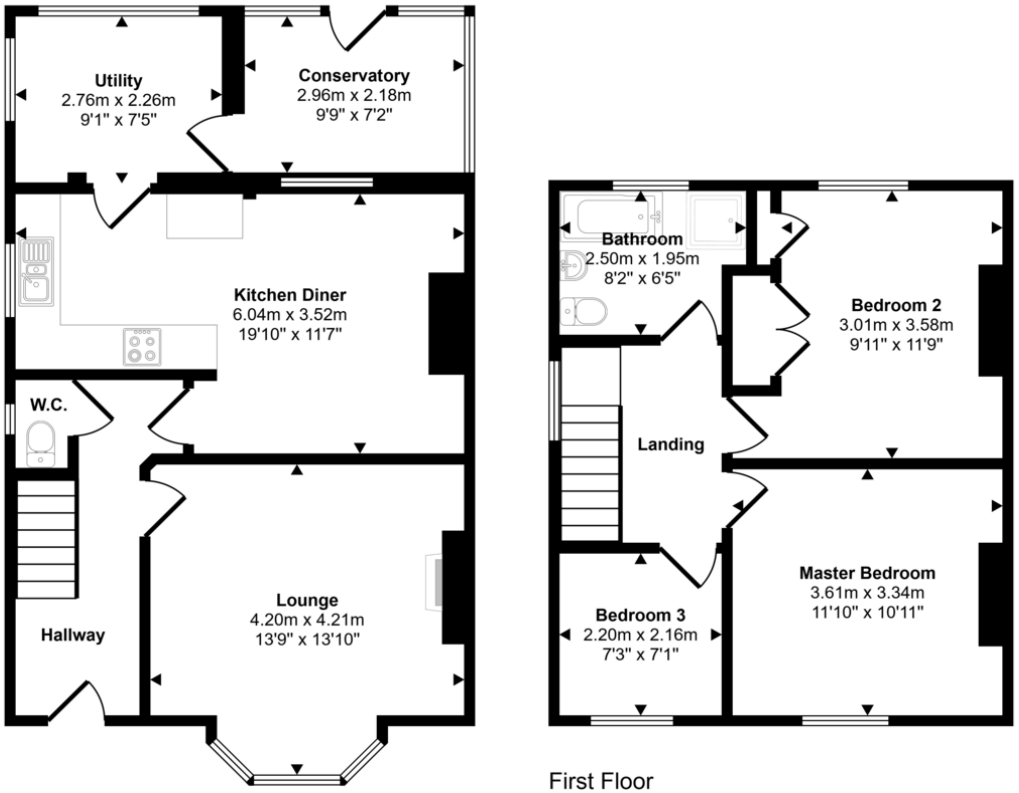
LOCATION
Trevethan Rise is a sought-after residential street, located just off Kimberley Park Road, excellently positioned for local schools, shops and other amenities.
Falmouth Primary Academy and the green oasis of Kimberley Park are both less than a 5 minutes' walk/ a quarter of a mile away, and the shops and cafes of The Moor are just a half mile away. Sainsbury's and Lidl supermarkets are around 1 mile away, whilst Gyllyngvase Beach is also just over 1 mile away.

Falmouth is exceptionally located on the south coast of Cornwall and has an abundance of local amenities as well as being well connected by roads and train services to the rest of Cornwall and beyond. Swathed in maritime history, Falmouth is now a vibrant hub for sporting and cultural pursuits. The south Cornish coast offers fabulous sea swimming, paddle boarding and hiking trails just a stone's throw away. There are numerous yacht and sailing clubs nearby with some of the finest day sailing waters in the UK, and Falmouth Golf Club is located at Swanpool. Being home to the world-famous Falmouth School of Art, Falmouth is a hub for the Arts in Cornwall, with the Princess Pavilion and The Poly offering a rich programme of events throughout the year.





Approx Gross Internal Area
101 sq m / 1088 sq ft



Ground Floor
Approx 59 sq m / 633 sq ft

First Floor
Approx 42 sq m / 455 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape**: Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

The Property Ombudsman