



Trevera

An individual gable fronted detached house
Delightful views to the country and Argal Reservoir
Oil-fired central heating, UPVC double glazing
Clear Mundic Block Test in 2017 (re-assignable)
L-shaped sitting room with great views
Fitted kitchen in high gloss white with appliances
South facing dining room with patio doors
Two double bedrooms, bathroom/wc in white
Oversized garage and multiple parking for four vehicles.
Large, established gardens to the front and rear

Guide £425,000 Freehold

**ENERGY EFFICIENCY RATING
BAND F**

29/29a Killigrew Street, Falmouth, Cornwall TR11 3PN

01326 311400
www.kimberleys.co.uk

REF: SK7286



If you are looking for a house which offers something a little different, then let us impress you with this well presented, older style two bedroom detached house which is set in the centre of this sought after village of Treverva, just four miles from Falmouth, that sits alongside fields and enjoys delightful views over the surrounding countryside to Argal Reservoir, the dam and beyond.

The house comes to the market for the first time in 7 years with a clear Mundic Block Test (2017), no onward chain and still plenty of further potential for extension (subject to the necessary planning permission and building regulations approval). It is worth mentioning the property had planning for a first-floor extension to provide another bedroom.

The property is packed with features including oil-fired central heating by radiators, UPVC double glazed windows, doors and a porch, a comprehensively fitted kitchen in high gloss white with wrap around granite work surfaces and built-in appliances, engineered oak flooring to the kitchen and dining room, a focal point fireplace (for show only), recent internal re-decoration and quality fitted carpets throughout the rest of the property. The house had new ceilings and lighting installed by our client when the house was bought in 2017.

The well-proportioned accommodation includes on the ground floor, a double glazed entrance porch, archway to reception hall, L-shaped dual aspect sitting room overlooking the front and rear gardens towards the countryside, south facing dining room with patio doors, fitted kitchen, study (was originally a cloakroom/wc and could be reinstated), boiler room and a utility room. A staircase from the reception hall leads to the first-floor landing where you will find two double bedrooms and a family bathroom/wc in white. The house is approached over a painted five-bar gate into a long tandem tarmac driveway with parking for four vehicles and this leads to an oversized garage. The gardens at the front of the property are south facing, well stocked and enjoy plenty of privacy with two patios either side of the reception rooms. At the rear of the house there is a terraced slate tiled patio and long lawned gardens with well stocked flowerbeds to one side and these abut fields.

**This fine property is being sold with 'no onward chain'.
Why not phone for your personal viewing today?**

THE ACCOMMODATION COMPRISES:

UPVC double glazed porch with a pitched blue glass roof and mat well, archway to:

RECEPTION HALL

With double radiator, fitted carpet, staircase to first floor, cloaks cupboard, under stairs storage cupboard, inset ceiling spotlights, double glazed door with cat flap leading to the rear.

UTILITY ROOM

With plumbing for washing machine and coat hooks.

BOILER ROOM

With a Worcester Heatslave 18/25 oil central heating boiler.

STUDY 1.75m (5'9") x 1.75m (5'9")

This room is currently used as a store and has been a study/gaming room, and we believe it still has the plumbing in situ to revert back to a cloakroom. This has a frosted double-glazed window, a fitted carpet and a painted and glazed door.

SITTING ROOM 4.42m (14'6") x 4.39m (14'5") plus 2.95m (9'8") x 2.39m (7'10")

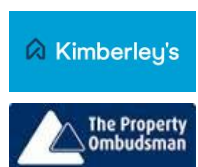
A bright triple aspect main reception room which has broad UPVC double glazed windows overlooking the south facing front gardens, wrap around dual aspect UPVC double glazed windows and French doors at the far end enjoying fabulous views across surrounding countryside and the garden down to Argal Reservoir and beyond, two double radiators, fitted carpet, two uplighters with dimmer switch, TV aerial point, telephone point, a focal point polished fireplace (for show only) and matching hearth, coved cornicing, four panelled internal door.



DINING ROOM 3.35m (11'0") x 3.35m (11'0")

Enjoying a lovely south facing aspect with twin double opening double glazed French doors leading to a stone patio and the front gardens, two vertical contemporary radiators, inset ceiling spotlights, engineered oak flooring, four panelled internal door from the reception hall, open plan to:

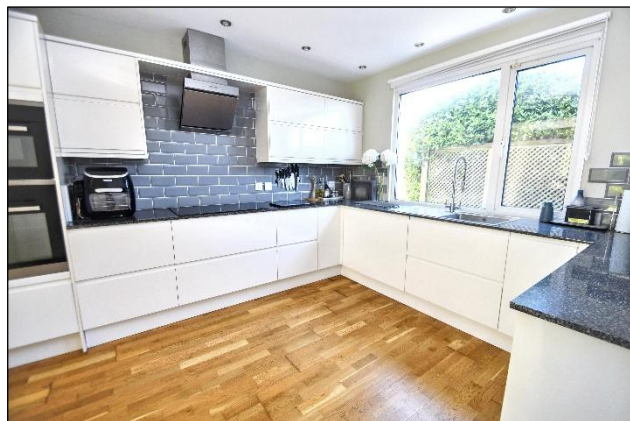
Important Note: None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Kimberley's Independent Estate Agents for themselves and for the vendors or lessors of this property, whose agents they are given notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No person in the employment of Kimberley's Independent Estate Agents has any authority to make or give any representation or warranty whatever in relation to this property.





KITCHEN 3.66m (12'0") x 3.35m (11'0")

With continued engineered oak flooring and comprehensively fitted with a full range of matching wall and base units (including two carousels) in high gloss white, wrap around polished black granite work surfaces, over counter lighting and complementary metro tiling over, a range of built-in appliances including a five-ring electric ceramic hob, stainless steel and glass extractor hood over, electric double oven/combination microwave set in housing alongside, single drainer stainless steel sink unit with swan neck directional mixer tap, built-in refrigerator/freezer and dishwasher, large double glazed window with roller blind overlooking the rear, inset ceiling spotlights with three-way switches.



TURNING STAIRCASE FROM HALL TO:

FIRST FLOOR LANDING

With double glazed flank window, country views, fitted carpet, access to insulated loft space.

BEDROOM ONE 4.29m (14'1") x 3.61m (11'10") plus 1.98m (6'6") x 1.02m (3'4")

A bright dual aspect main bedroom with broad UPVC double glazed windows enjoying a south facing aspect over the front gardens, original single glazed small window alongside, UPVC double glazed window with country views to the return side, part canopied ceiling, central ceiling light, dimmer switch lighting, fitted carpet, four panelled internal door.



BEDROOM TWO 3.66m (12'0") x 3.05m (10'0")

A generous second bedroom again with part canopied ceiling, radiator, broad UPVC double glazed window enjoying views across to the countryside and Argal Reservoir, four panelled internal door, fitted carpet.



BATHROOM 2.31m (7'7") x 2.16m (7'1")

With a white suite comprising; panelled bath with chrome mixer tap and shower attachment, fully tiled surround and glass screen, thermostatically controlled Mira Vista electric shower, pedestal wash basin with chrome hot and cold taps, tiled accessory rack and fitted mirror over, low flush wc, fully tiled walls and flooring, frosted UPVC double glazed window and Venetian blind to the rear, radiator, four panelled internal door.

Important Note: None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Kimberley's Independent Estate Agents for themselves and for the vendors or lessors of this property, whose agents they are given notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No person in the employment of Kimberley's Independent Estate Agents has any authority to make or give any representation or warranty whatever in relation to this property.





OUTSIDE

DETACHED GARAGE 4.88m (16'0") x 4.34m (14'3")

With up and over door and personal door to there rear and this is approached via a long tandem tarmacadam driveway with parking for four vehicles in tandem and having an established mixed hedgerow border to the right hand side.

GARDENS

At the front of the property there are the most delightful south facing secluded gardens with lawn, well stocked borders with a mixed variety of hedging, shrubs and plants, and to the front tall trained Griselinia hedging provides seclusion. In the front of the house there is a paved patio in front of the sitting room and a crazy slate paved patio accessed from the dining room. To the rear of the house there's a large, terraced slate bed patio and access across the rear of the house to the side gate. These gardens enjoy a delightful aspect over surrounding countryside down towards Argal Reservoir and offer long lawns, beautifully well stocked flower borders to either side and at the rear, a timber decked patio (in need of attention).



COUNCIL TAX Band D.

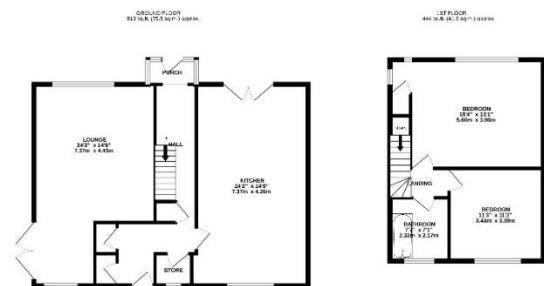
SERVICES Mains electricity and water. Private drainage (septic tank).

SERVICES

In accordance with the Estate Agency Act 1989, we wish to inform potential purchasers that the vendor of this property is an employee of Kimberley's Independent Estate Agents.

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.



Important Note: None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Kimberley's Independent Estate Agents for themselves and for the vendors or lessors of this property, whose agents they are given notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No person in the employment of Kimberley's Independent Estate Agents has any authority to make or give any representation or warranty whatever in relation to this property.

