



Laskowski
&Co



13 Trebarvah Close, Constantine, Falmouth, TR11 5AQ

£360,000

Situated near the head of Trebarvah Close, this detached 2 bedroom bungalow occupies a generous and mainly level plot with driveway parking, a garage and gardens to front and rear. The rear garden is a genuine highlight - deceptively large and backing directly onto open pasture, giving the property a peaceful rural outlook that is hard to replicate. A substantial patio makes the most of it, providing an obvious spot to sit out and enjoy the calm of the surrounding countryside. Internally, the bungalow is presented in good order throughout, with a bright and welcoming lounge, a striking contemporary kitchen recently upgraded with a new electric oven and hob, and a bathroom improved by the current owners in recent months. 2 comfortable double bedrooms complete the accommodation, which further comprises an entrance hall, walk-in pantry and utility area. The property has the benefit of modern electric heating and double glazing.

Key Features

- Detached 2 bedroom bungalow set near the head of a quiet cul-de-sac in this sought-after village
- Bathroom improved and updated by the current owner since acquisition
- Driveway parking for 2 vehicles, a 20' garage with power and light, plus walk-in pantry and separate utility room
- Viewing most highly recommended
- Generous, mainly level plot with a deceptively large rear garden backing directly onto open pasture
- Contemporary fitted kitchen/dining room with a new electric oven and hob
- Modern electric heating and double glazing throughout
- EPC rating E



THE LOCATION

Constantine is a thriving and sought-after village with an active community and a full range of everyday facilities, which include a doctor's surgery, a well regarded primary school, St Constantine's Parish Church, two village shops (one housing a popular specialist wines and spirits store) and two public houses - The Cornish Arms and the ever-popular Trengilly Wartha a short distance away. There are numerous clubs and societies, together with The Tolmen Centre, a well used community hall hosting a varied programme of events. The village sits conveniently between the historic market town of Helston and the port of Falmouth, both offering comprehensive amenities including national stores, cinemas, restaurants and sports facilities. The sailing waters of the Helford River and Falmouth Bay beyond are close at hand, as are Port Navas Creek and sailing club. Gweek, at the navigable head of the Helford, lies some three miles away, and The Lizard peninsula - with its rugged coastline, beaches and clifftop walks within an Area of Outstanding Natural Beauty - a short drive away.

THE ACCOMMODATION COMPRISES

Step up and part-glazed front door to:-

ENTRANCE HALLWAY

A generous L-shaped space, with loft hatch to the roof space, door to an airing cupboard housing the hot water cylinder with slatted shelving and storage cupboard under. Window with outlook to the front, doors to all rooms.

LOUNGE

13'8" x 10'11" (4.19m x 3.35m)

A well presented dual aspect room enjoying a sunny outlook over the front garden and driveway.

KITCHEN/DINING ROOM

15'5" x 9'8" and (4.70m x 2.97m and)

Maximum measurements provided. A beautifully appointed and comprehensively fitted kitchen, incorporating a one and a half bowl sink unit with mixer tap and new electric hob, Extensive range of high gloss drawers and storage cupboards under, wall units. Refinements include a corner carousel unit, large pull-out larder cupboard and further useful pull-out drawers and display shelves. Integrated appliances include a fridge and a new electric oven. Space for dishwasher. Partial wall tiling, stylish floor tiling. Service door to the utility area, large window providing a lovely outlook over the rear garden and field beyond. Door to:-

WALK-IN PANTRY

Currently used as a storage space, with a continuation of the tiled flooring, shelving and a frosted glass window to the side.

UTILITY AREA

8'0" x 5'8" (2.44m x 1.75m)

A very useful triple aspect room, with windows to the side pathway and rear garden. Space for washing machine, tumble dryer and freezer. Electric consumer unit, uPVC door to the side path.

BEDROOM ONE

12'11" x 10'5" (3.96m x 3.20m)

Measurements include built-in wardrobes. A comfortable double bedroom with useful built-in wardrobes, one with

mirrored doors and hanging rails, the other hanging rail and storage shelf over. Twin outlook towards the front garden and side.

BEDROOM TWO

14'0" x 9'4" (4.27m x 2.87m)

A double bedroom with a pleasant outlook over the rear garden and field beyond. Space for bedroom furniture etc.

SHOWER ROOM/WC

9'4" x 4'7" (2.87m x 1.42m)

Improved and updated by the current owner since acquiring the property. Finished with a contemporary white suite and quality fittings. Wet room-style shower with wall mounted glass shelf, screen and Mira electric shower, vanity unit housing wash hand basin with mixer tap, newly fitted low level WC. Wall mounted Dimplex heater, fully tiled walls, ladder-style chrome heated towel rail, polished floor tiling, obscure glazed window to the rear.

THE EXTERIOR

A driveway, with parking for a couple of vehicles, leads to the garage. Pathway leading to the front door and onto the utility area and rear of the property.

GARAGE

20'0" x 8'0" (6.10m x 2.44m)

Up-and-over door, power and light connected. Window to the side and service door to the rear garden.

GARDENS

The front garden is laid mainly to lawn with display borders hosting a range of shrubs and plants, with mature hedging to the front enhancing privacy. The rear garden enjoys a lovely rural outlook across adjoining agricultural field and is neatly enclosed by mature hedging, with specimen trees, plants and shrubs. A large patio leads onto a generous expanse of lawn, with shed, compost area and outside tap.

GENERAL INFORMATION

SERVICES

Mains water, electricity and private drainage are connected to the property.

COUNCIL TAX

Band C - Cornwall Council.

TENURE

Freehold.

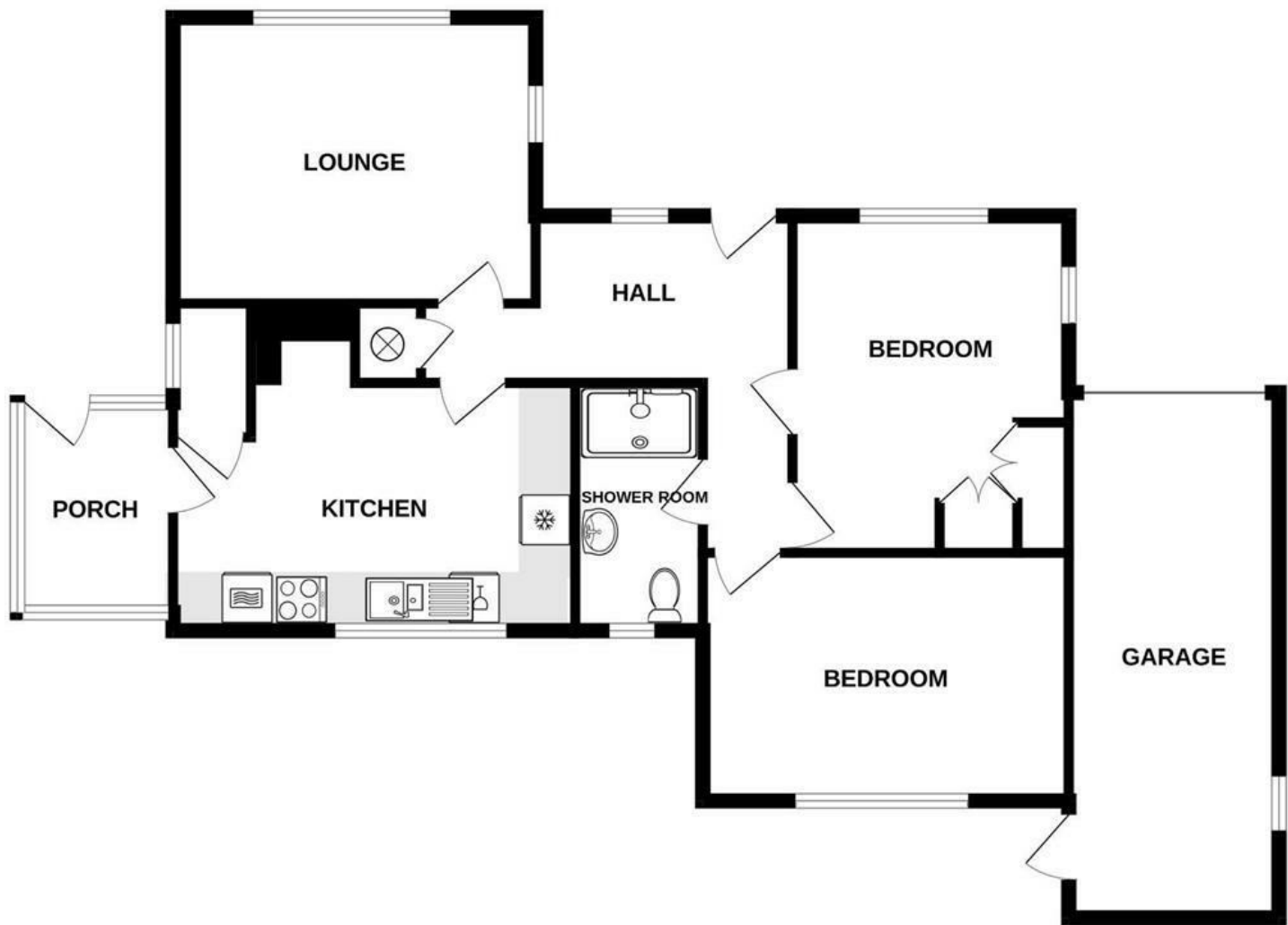
VIEWING

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



Floor Plan

GROUND FLOOR
953 sq.ft. (88.5 sq.m.) approx.



TOTAL FLOOR AREA : 953 sq.ft. (88.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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