



## 14 The Crescent Trevethan Road, Falmouth, TR11 2AS

£450,000

Rarely seen for sale! Situated in 'The Crescent' on Trevethan Road, a small, select development of 8 properties, constructed in the 1960's and boasting an exceptional panorama from the rear aspect, spanning Flushing village, Trefusis Headland, The Carrick Roads, Falmouth's renowned harbour, Pendennis Castle and the open bay. Requiring modernisation throughout and ideal for those purchasers seeking a renovation within convenient walking distance of the town centre, together with the addition of an unexpectedly deep garden and garage parking. To be sold with the added benefit of immediate vacant possession with no onward chain.

### Key Features

- Exciting renovation opportunity
- Generously sized 2 bedroom, 1 bathroom property
- Deep garden and raised patio
- Garage parking
- Terraced townhouse
- Exceptional views
- Balconied principal bedroom with water views
- EPC rating D



## THE ACCOMMODATION COMPRISES

From the residents pathway, a raised frontage leads to a pillar-stood entrance, with pediment and exterior courtesy light, featuring replacement uPVC front entrance door with obscured header panel leading into:-

### ENTRANCE HALLWAY

Light, bright and welcoming, with inset coir matting upon entry. Stairs rise to first floor level, with light borrowed from multi-pane obscure glazed doors to the kitchen/diner and living rooms respectively, together with panel door opening to useful under-stair storage cupboard with PIR censor light and coat hooks. Electric wall-mounted radiator, ceiling light, further coat hooks upon entry. High ceiling.

### KITCHEN/DINER

A well proportioned room with feature bow bay window to the front elevation, and a high ceiling. Comprising a modern fitted kitchen with work surface and cupboard/drawer units set under, together with stainless steel sink, drainer, and mixer tap. Tiled splashback at mid-point, space for white goods, further space for cooker. Serving hatch to living room. Economy 7 Dimplex night storage heater. Door to pantry cupboard with shelving. Strip lighting.

### LIVING ROOM

Most impressive and exceptionally spacious, capturing an outstanding view via a broad glazed window to the far side and accompanying glazed rear entrance door drawing in plentiful natural light and views over the deep rear garden, as well as an exceptional vista spanning Flushing village, Trefusis Headland, The Roseland Peninsular, outer harbour, Events Square, Pendennis Castle and the Falmouth Hotel, with a snapshot of the open bay in the distance. Two ceiling lights, wall lights. Two Dimplex night storage heaters.

### FIRST FLOOR

#### LANDING

Panelled doors to all rooms. Further doors to sizeable storage cupboard, as well as a further ceiling height cupboard. Loft hatch, ceiling light, gallery to stairwell below.

### PRINCIPAL BEDROOM

Once again, offering an outstanding panorama of the Carrick Roads, Penryn River and Falmouth harbour, with the most fantastic vantage point seen from only a select number of properties within the town. Broad glazing brings in much natural light, together with a glazed door providing access onto the rear balcony. Two sets of built-in wardrobes with ceiling height cupboards over, and wardrobes with shelving and hanging space. TV aerial point, Economy 7 night storage heater.

### BALCONY

A fantastic addition to the principal bedroom, shallow in depth, yet spanning the entire width of the property and offering the most sensational water views from Flushing village, spanning across the open bay. The ever-changing marine activity is constantly visible for those keen water enthusiasts.

### BEDROOM TWO

Another incredibly well proportioned double bedroom, once

again, with two sets of built-in wardrobes with shelving and hanging space, and accompanying ceiling height cupboards. Corner sink with tiled splashback. uPVC glazed window to the front elevation. Ceiling light.

### BATHROOM

A three piece suite comprising low flush WC, rose coloured pedestal wash hand basin, and matching rose coloured panelled bath, with side grip for convenience, shower, and courtesy shower curtain. Tiling to wet areas, water resistant floor. Dimplex wall-mounted heater, heated towel rail. Strip light with shaver socket. uPVC glazed window to the front elevation. Doors to airing cupboard housing unvented hot water cylinder and shelving. Ceiling light.

## THE EXTERIOR

### REAR GARDEN

An established, yet deep, rear garden, with three distinctive levels incorporating two slab-laid patios with shallow steps at mid-point descending to each level, bordered by mature hedging with a level lawned section to the far side. A timber boundary fence with garden gate leads onto an unmade lane circulating around the properties of The Crescent and leading onto the:-

### SINGLE GARAGE EN BLOC

Located further along the unmade lane towards to the far end of The Crescent, a row of garages, with Number 14 benefiting from the garage located second in from the left-hand side. With up-and-over door, the garage now requires remedial work, particularly to the roof, as we understand there may be water ingress. We would urge prospective purchasers to make their own investigations as to the cost of any potential remedial works, prior to offering.

### COMMUNAL FRONT GARDENS

'The Crescent' is shielded nicely from Trevethan Road by a deep and expansive lawn, with mature boundaries featuring established shrubbery and bushes, together with standout copper beech and other specimen plants to accompany. A broad tarmac pathway stretches across the front of The Crescent, to entrance steps with courtesy handrail and metal gate leading onto Trevethan Road. We understand the communal front gardens are contributed to by each owner of The Crescent with a nominal fee paid on an annual basis.

## GENERAL INFORMATION

### SERVICES

Mains electricity, water, and drainage are connected to the property. Telephone points (subject to supplier's regulations). Economy 7 electric heaters.

### COUNCIL TAX

Band D - Cornwall Council.

### THE CRESCENT MANAGEMENT COMMITTEE

The communal front gardens are maintained by a gardener employed by the management committee at a cost of approximately £70 per month. The appearance of the terrace has to be retained, with the outside painting quoted for communally, and undertaken every five years. Each property contributes a service charge of approximately £350 per quarter to cover for the external redecoration and management fees.



## TENURE

Freehold.

## VIEWING

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

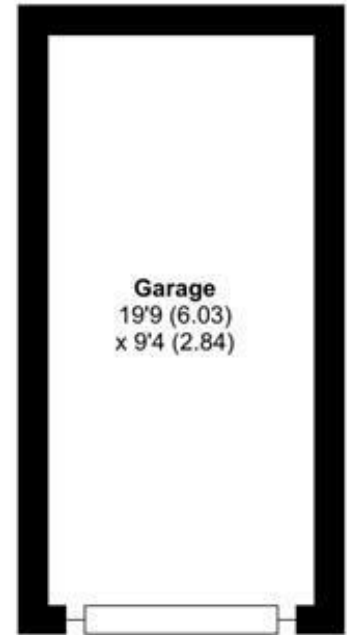


Approximate Area = 1210 sq ft / 112.4 sq m

Garage = 184 sq ft / 17 sq m

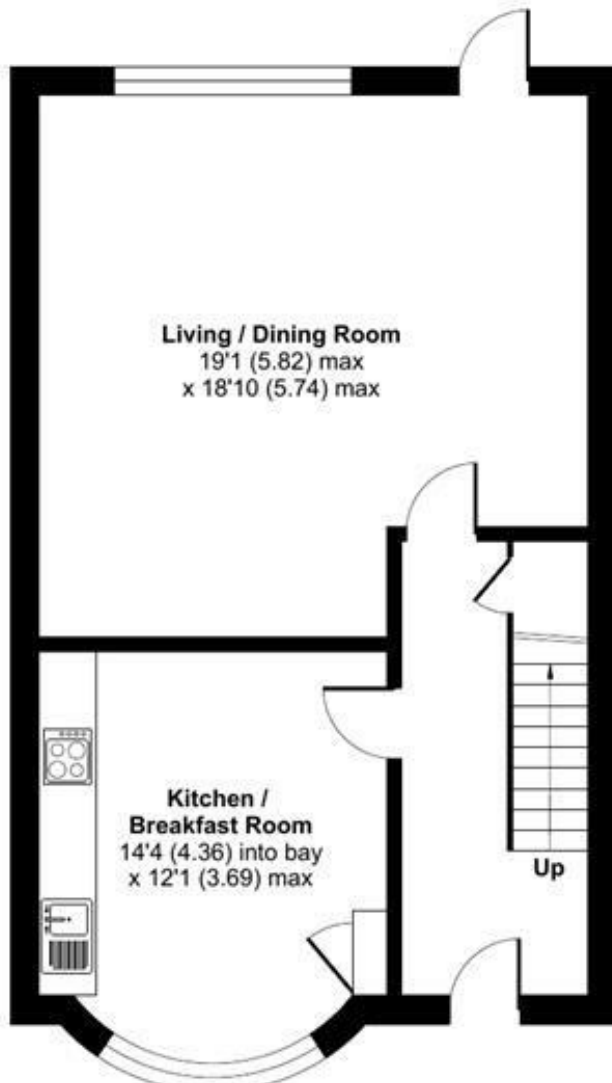
Total = 1394 sq ft / 129.4 sq m

For identification only - Not to scale



**Garage**  
19'9 (6.03)  
x 9'4 (2.84)

**GARAGE**

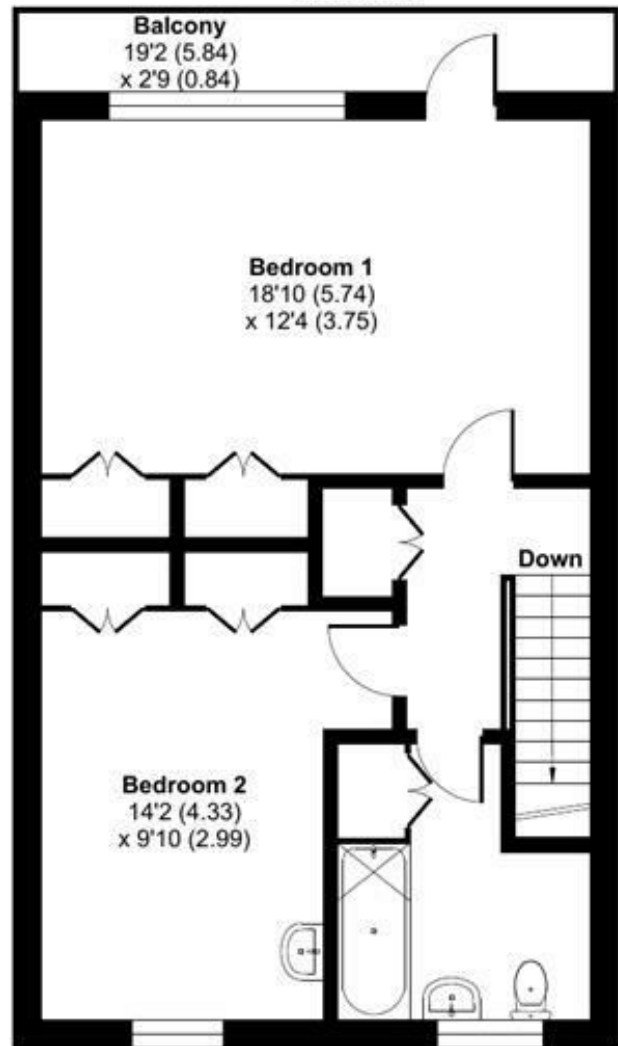


**Living / Dining Room**  
19'1 (5.82) max  
x 18'10 (5.74) max

**Kitchen /  
Breakfast Room**  
14'4 (4.36) into bay  
x 12'1 (3.69) max

**Up**

**GROUND FLOOR**



**Balcony**  
19'2 (5.84)  
x 2'9 (0.84)

**Bedroom 1**  
18'10 (5.74)  
x 12'4 (3.75)

**Bedroom 2**  
14'2 (4.33)  
x 9'10 (2.99)

**Down**

**FIRST FLOOR**