



Laskowski
&Co



12 Trevethan Rise, Falmouth, TR11 2DX

£410,000

Located towards the head of Trevethan Rise, commanding an elevated position with a pleasant outlook from the front over neighbouring rooftops towards Kimberley Park; a classic 1930's semi-detached town house arranged over 2 floors and providing well proportioned 3 bedroom accommodation, open-plan kitchen/diner, enclosed rear garden and plentiful driveway parking, together with a single garage. To be sold with no onward chain.

Key Features

- Semi-detached town house
- Wood-burning stove to living room
- Easily walkable to Kimberley Park and town
- No onward chain
- 3 bedrooms, 1 bathroom
- Open-plan kitchen/diner
- Deep driveway and garage
- EPC rating C



THE ACCOMMODATION COMPRISES

From the driveway, steps rise to a:

FRONT ENTRANCE PORCH

Bright and light with glazing to three sides, mosaic tiled flooring. Pleasant views along Trevethan Rise and the well tended front garden. Obscure glazed inner door to:-

HALLWAY

Welcoming and spacious, with light engineered oak flooring, high ceiling. Slimline cupboard housing electric meter and telephone point. Stairs to first floor with useful under-stair storage cupboards. Radiator, inset downlights, opening into the kitchen/diner, part oak and glazed door into the:-

LIVING ROOM

Spacious, with plentiful light and walk-in bay window to the front elevation providing an outlook over the well tended front garden and along neighbouring rooftops of Trevethan Rise. Recessed wood-burner (non-compliant) stove with slate hearth and alcoves to either side, one with shelving. High ceiling, radiator, pendant light with dimmer switching.

KITCHEN/DINER

A lovely double aspect room - an ideal space for entertaining, family gatherings etc. Borrowed light from the kitchen area and, beyond, from the French doors to the rear.

DINING AREA

Neutrally decorated throughout, with decommissioned fireplace, alcoves either side one with open shelving. Engineered oak flooring, high ceiling with pendant light. Vertical radiator, glazed French doors to the rear providing immediate access onto the garden deck and lawn beyond. Wall mounted Salus heating thermostat. Open to the:-

KITCHEN AREA

White gloss units fitted under a roll-top worksurface, with stainless steel one and a half bowl sink with drainer and mixer tap. Appliances to include Whirlpool electric oven with grill feature over, integral Montpellier dishwasher, integral under-counter fridge. Five-ring stainless steel gas hob with extractor over. Sizeable double glazed window with views across neighbouring rooftops towards Falmouth town. Varied lighting including inset downlights and ceiling spotlights. Opening into further ancillary storage with matching units under a roll-top worksurface, window to rear elevation. Door to utility cupboard with space and plumbing for washing machine, shelving, ceiling light. Baxi combination boiler providing domestic hot water and central heating.

FIRST FLOOR

LANDING

Part galleried to stairwell below, with tall double glazed window providing a pleasant outlook towards Falmouth town centre and, in the distance, the Carrick Roads and fields of The Roseland peninsula. Doors to all bedrooms and bathroom. Loft hatch, inset downlight.

BEDROOM ONE

A sizeable double bedroom with double glazed window to the rear elevation, offering an elevated outlook over the garden and beyond to rooftops of Falmouth town, together with a snapshot of the fields of The Roseland peninsula. Radiator, ceiling light.

BEDROOM TWO

Situated to the front of the property, an equally well sized double room, with double glazed window to the front elevation providing an outlook over the well tended front garden and neighbouring

rooftops of Trevethan Rise. Ceiling spotlights, radiator, neutrally decorated throughout.

BEDROOM THREE

A classic 'box room', with wood-effect flooring ceiling spotlights, double glazed window to the front elevation. Currently utilised as a walk-in dressing room.

BATHROOM

A modern, white, three-piece suite comprising a low flush WC, pedestal wash hand basin with mixer tap, bath with mixer tap, glazed shower screen and mains-powered shower with ancillary shower head. Contemporary tiling to two walls and tiled flooring. Inset downlights, radiator, obscure glazed window to the far side.

THE EXTERIOR

RAISED FRONT GARDEN

A charming frontage, accessible from the driveway, with four steps rising to a raised and part enclosed garden, with mature hedging to two sides, an almost level area of lawn with dracaena palm. An outlook from the front garden along Trevethan Rise, towards Kimberley Park. The raised front garden leads to:-

DRIVEWAY

A deep driveway, accessible from Trevethan Rise, provides parking enough for several vehicles in tandem, bordered by feather-edged fencing. Exterior water tap. Leading to:-

SINGLE GARAGE

Up-and-over door and replacement corrugated roof. Useful dry storage, work bench. Power and light connected.

REAR GARDEN

Accessible from the dining area or, alternatively, a side garden gate from the rear of the drive, a well cared for rear garden, with a raised deck leading to an area of lawn, with garden path and mature hedging on one side, together with olive trees. A further raised deck, set to the far side, almost spanning the width of the garden and bordered by mature ferns, providing a sitting-out space ideal for al fresco dining.

GENERAL INFORMATION

SERVICES

Mains water, electricity, gas and drainage are connected to the property. Telephone point (subject to supplier's regulations). Gas fired central heating.

COUNCIL TAX

Band C - Cornwall Council.

AGENT'S NOTE

A Concrete Screening Test has been undertaken, with the property being classified as A2 and, therefore, suitable for mortgage purposes.

TENURE

Freehold.

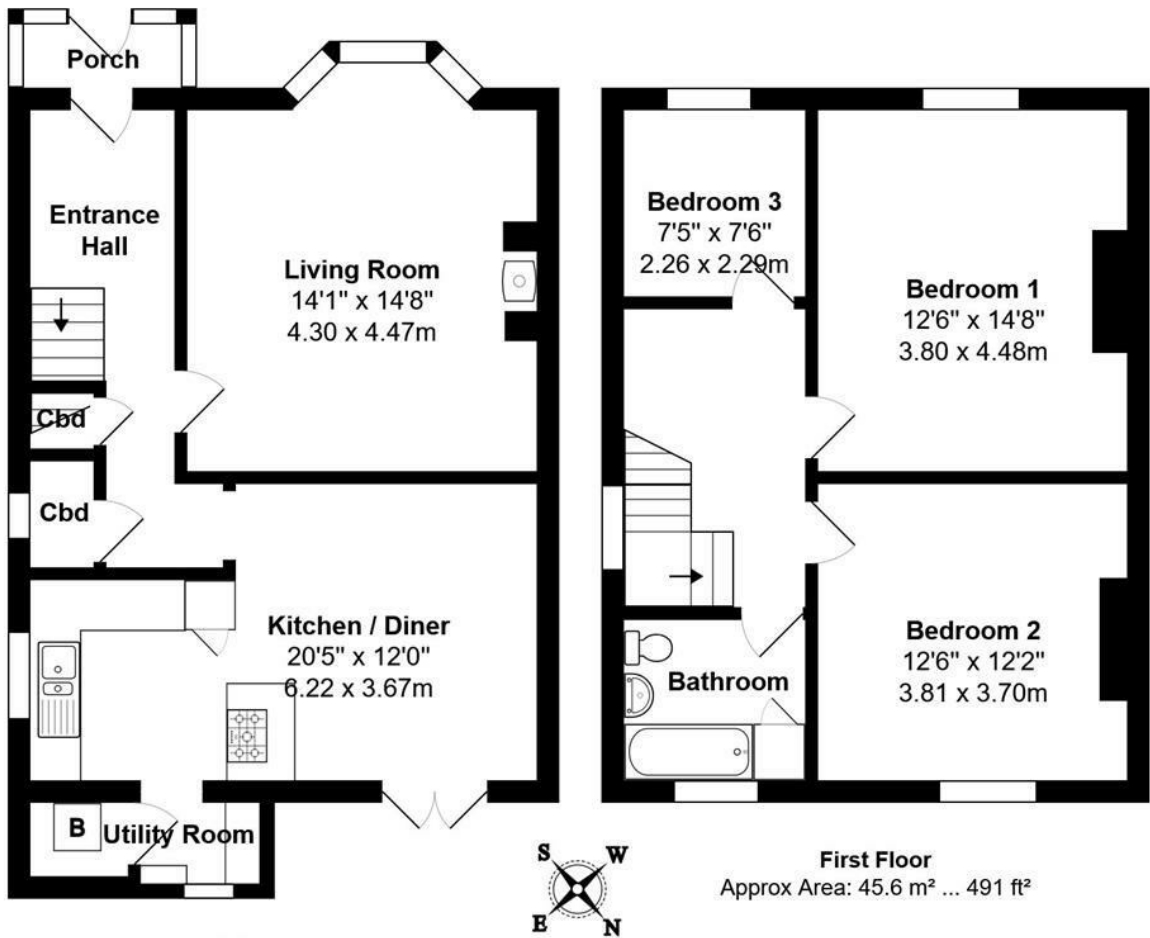
VIEWING

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





Floor Plan



Trevethan Rise, Falmouth, TR11 2DX
Total Area: 1182 ft² ... 109.8 m²

All measurements are approximate and for display purposes only