



10 Trevethan Rise, Falmouth

Guide Price **£250,000**



Heather & Lay
The local property experts

- Mundic 'B' - CASH BUYERS ONLY
- Prominent Semi-Detached Town House - Requiring Renovation Throughout
- Nearby To 7 Acre 'Kimberley Park', Town & Schools
- 3 Bedrooms & Bathroom Upstairs
- Separate Sitting & Dining Rooms
- Good-Sized Plot & Enclosed Rear Garden
- Garage & 66' (20.3m) Long Driveway
- No onward chain

THE PROPERTY

This attractive semi-detached 1930's town house has much that appeals with its generous proportions, good ceiling height and bay window. Requiring a full modernisation throughout the property, it is equipped with sash wooden windows and a gas back boiler fuelling the hot water supply. There are three bedrooms and a bathroom upstairs and decent sitting and dining rooms, plus an enclosed kitchen downstairs. Number 10 is nicely set back from the road and the plot and garden size here is good with an enclosed rear garden and a 66' (20.3m) long driveway leading up to the garage.

THE LOCATION

Trevethan Rise lies a few minutes' walk from the delightful 7-acre Victorian Kimberley Park and just a little further from Falmouth town and harbourside. The location is popular for the more generous spacing than is usual with homes today and for the good-sized family-sized homes it contains. The location is incredibly convenient and much desired, wonderful to enjoy so much of what Falmouth has to offer 'on foot' from this great position from where a short stroll takes you to "The Moor" and the town with its eclectic mixture of independent shops and nationals, together with galleries and fine restaurants, Event Square and Maritime Museum, all provide great amenities and a year round vibrancy.





ACCOMMODATION IN DETAIL

(ALL MEASUREMENTS ARE APPROXIMATE)

COVERED PORCH

Half glazed uPVC front door leading into...

HALLWAY

Including the stairs to the first floor. Wooden doors accessing the sitting room, dining room and kitchen. Understairs cupboard and a cupboard housing electric trip switches and meters. Electric radiator.

SITTING ROOM

14' 6" (4.42m) into bay x 13' (3.96m) First measurement into double glazed sash bay window with pleasing open outlook over the front garden. Gas heater fireplace with surround, two recess areas either side. Picture rail.

DINING ROOM

12' 6" x 10' 6" (3.81m x 3.20m)

Wooden sash window overlooking the rear garden. Fireplace with gas back boiler and timber surround. Picture rail. double glazed window to rear.

KITCHEN

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

Wooden sash window to side aspect with rear half glazed door leading out to the rear covered porch and garden. Fitted wooden units with stainless steel sink and mixer tap, space for gas oven and washing machine. Storage cupboard under stairs with shelving and window to side aspect.

REAR PORCH/UTILITY RECESS

Window to rear aspect, wooden door accesses storage area and an opening from rear garden.







FIRST FLOOR

Turning stairs leading up to...

LANDING

Wooden sash window to side aspect providing natural light, wooden doors accessing the three bedrooms and bathroom. Loft access above.

BEDROOM ONE

12' 2" x 10' 5" (3.71m x 3.18m)

Spacious main bedroom with a wooden sash window to the rear aspect overlooking the garden with distant views over the town. Fireplace (not in use) with two recess areas providing shelving and storage units. Picture rails.

BEDROOM TWO

11' 5" x 9' 10" (3.48m x 3.00m)

Similar to the main bedroom with a double glazed window to the front aspect overlooking the front garden onto Trevethan Rise. Recess areas to either side with storage units. Picture rails.

BEDROOM THREE

7' 8" x 7' 5" (2.34m x 2.26m)

Ideal for children's bedroom/nursery or work from home office. Double glazed window to the front aspect with a similar outlook as the second bedroom.



BATHROOM

7' 1" x 6' 7" (2.16m x 2.01m)

Bath with tiling surround and mains shower fixing over, wash basin and WC with tiled splashback. Cupboard housing the hot water immersion tank. Obscure wooden sash window to the rear aspect.

AGENTS NOTE

A recent Mundic block 'B' classification meaning the property is unlikely to be mortgageable - As such Number 10 has been priced accordingly and purchasers will be required to have cash funds available.



FRONT GARDEN

Double gates onto a tarmac drive to park approx three-four cars in tandem to garage. The enclosed front garden sets Number 10 nicely back from the pavement and contains a mixture of mature plants and hedging.

REAR GARDEN

An overgrown wall and shrub enclosed garden, including lawn and patio areas. Outside tap. Sheltered porch area to the rear accessing the kitchen. Rear gate leading onto Trevethan Close and side access leading to the front of the property.

GARAGE

17' 6" x 8' (5.33m x 2.44m) Roller door. Window. Door to side. Power and light.

Council Tax band: C

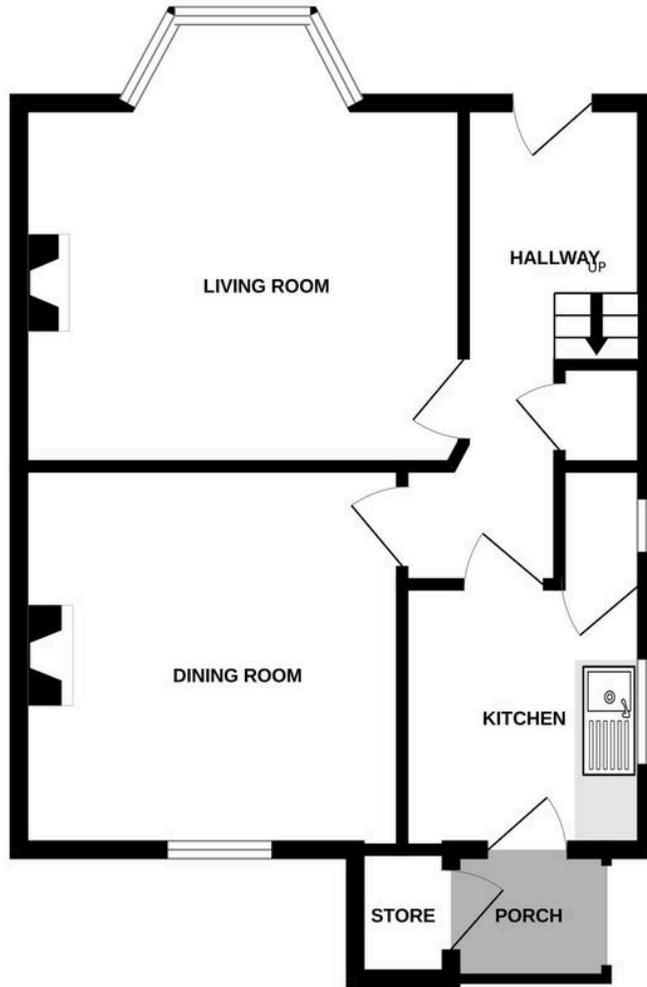
Tenure: Freehold

EPC Energy Efficiency Rating: F

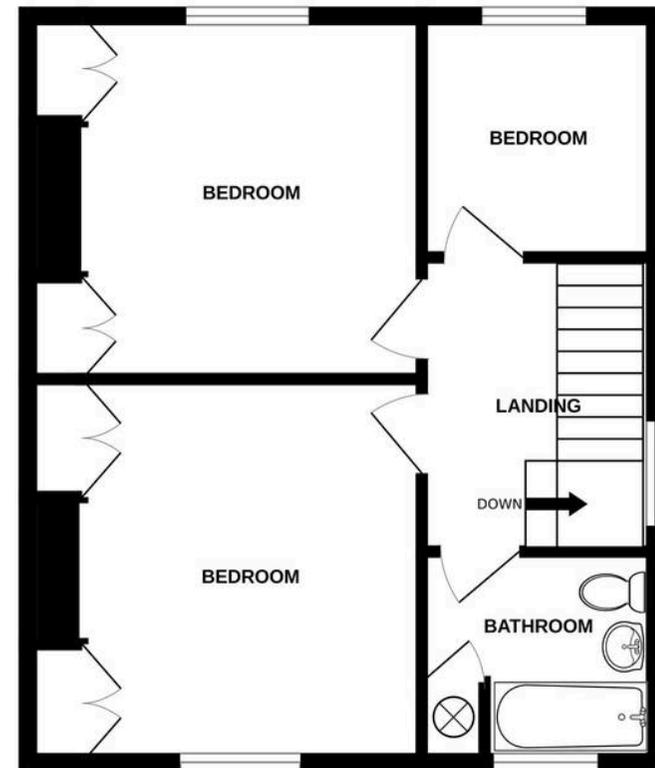
SERVICES mains electricity, gas water & drainage



GROUND FLOOR
487 sq.ft. (45.3 sq.m.) approx.



1ST FLOOR
454 sq.ft. (42.2 sq.m.) approx.



TOTAL FLOOR AREA : 942 sq.ft. (87.5 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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