



19 Trefusis Road, Flushing

Guide Price £495,000



Heather & Lay  
*The local property experts*

- Three Bedroom Terraced Cottage
- Central Flushing Location
- Lovely Water Views
- Planning Permission To Extend
- Raised Rear Garden
- Well Presented Throughout
- Regular Ferry To Falmouth
- Oil Fired Central Heating
- No Onward Chain

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

SERVICES: Mains electricity, water & drainage. Oil-fired central heating

### THE LOCATION

Flushing is a popular and desirable waterside village, a short year round foot ferry ride across the harbour from Falmouth. The village has an active local community and good everyday facilities such as a primary school, church, two pubs, a general store as well as a quayside restaurant. With its public slipway, Flushing is ideally placed for access to Falmouth harbour, the Carrick Roads and all tributaries of the River Fal, providing arguably some of the finest sailing waters available.

There are a number of local sailing clubs and a gig rowing club with boathouse. Mylor harbour is about a mile and a half away and provides excellent facilities including a marina with pontoon and swinging moorings, chandlers and a full range of marine services. The village is a sociable and inclusive place, popular with those residing permanently and also loved by those requiring a home for holidays. 19 Trefusis Road is located right in the heart of the village, literally a stones throw from the water and next to the public quay.



## THE PROPERTY

Situated right in the heart of Flushing opposite the quay, 19 Trefusis Road, otherwise known as 'Clottage' is part of a terrace, set back from the road, bordering a pleasant, shared front lawn space raised from the road. Entering through the stable door to the front, you are greeted by a delightful, "beachy" living/dining space with tongue and groove panelling and a window seat allowing you to take in the waterviews over the front lawn. To the rear of the living room there are French doors out onto a rear courtyard along with a door through to the kitchen. The kitchen is well equipped with everything you need, along with a stable door to the courtyard. The kitchen also has the added benefit of planning permission to be extended across the courtyard should you wish. This planning also includes a downstairs wc/cloakroom. Off the rear courtyard is a handy utility/store room containing the oil fired boiler and space for the washer and dryer.

Up the stairs from the living room, and you come to the three bedrooms. Starting with the master to the front, with space for a king bed and window seat looking out to the water. Across the landing there is the second bedroom at the rear, currently set up as a twin but still with space for a double. The third bedroom, perfect for an office or for bunk beds, is a handy addition with equally lovely views out to the water. Finishing off the first floor, is the family bathroom with bath and separate shower. Under the same planning as the kitchen, there is also approval granted to go up into the loft to create a larger third bedroom and to extend at the rear to enlarge the second bedroom should you wish.

To the rear, a shared footpath up a set of steps take you to the raised private gardens of the terrace with number 19's being at the end and a complete sun trap!













## AGENTS NOTE

19 Trefusis Road has the benefit of 'live' planning permission to extend. The planning reference number is -PA24/01446

## ANTI-MONEY LAUNDERING REGULATIONS - Purchasers

We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for this process and any ongoing monitoring is carried out correctly, the initial AML checks are processed on our behalf by CREDAS. A cost of £20 (excl. VAT) will be payable by each purchaser at point of an offer being agreed. Credas will send you a payment link to complete this within the Credas app. This payment is non-refundable.

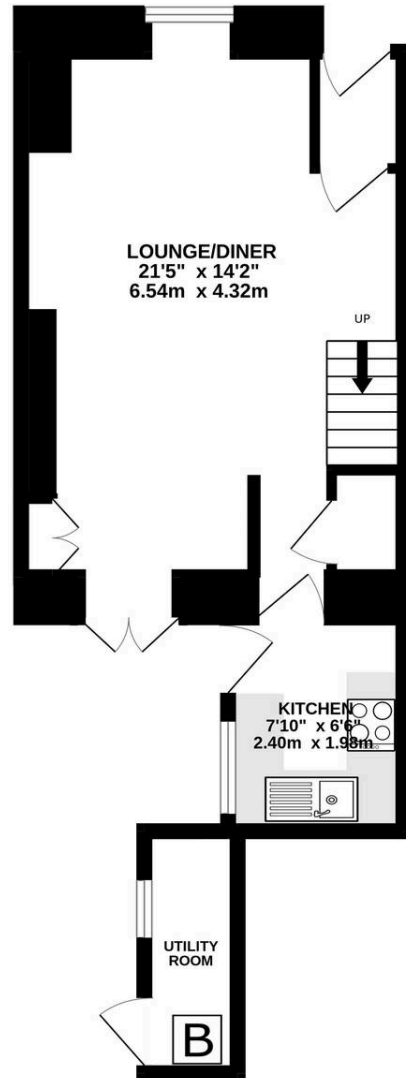
## PROOF OF FINANCE - Purchasers

Before an offer is formally agreed, we will require proof of your financial ability to purchase. Again, we ask for your cooperation on this matter to avoid any unnecessary delays in issuing a memorandum of sale.

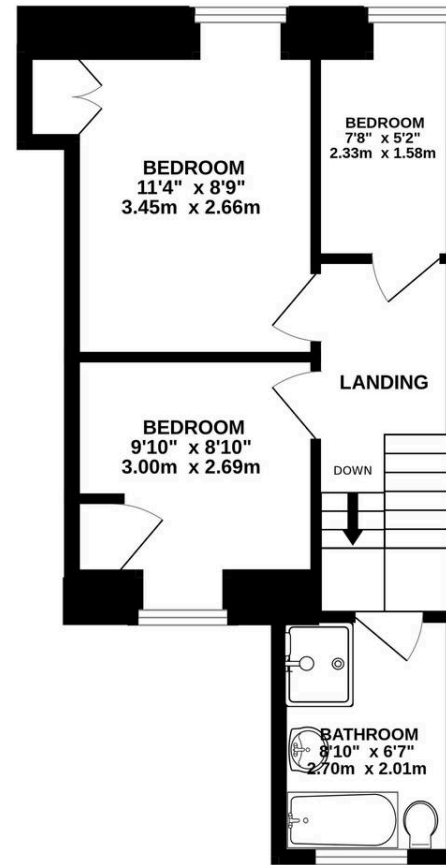




GROUND FLOOR  
356 sq.ft. (33.1 sq.m.) approx.



1ST FLOOR  
360 sq.ft. (33.4 sq.m.) approx.



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TOTAL FLOOR AREA : 716 sq.ft. (66.5 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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## Heather & Lay

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