Kimberley's

The adventure starts Here...



27 Trefusis Road, Falmouth, TR11 4QQ

Guide Price £340,000 Freehold

Kimberley's are delighted to bring to the market this well presented two double bedroom semi-detached home, situated in a sought after residential location on the outskirts of Falmouth.

- A semi-detached family home
- Good sized lounge, fitted kitchen/diner
- Modern and well appointed shower room
- Landscaped rear gardens with feature bricked patio
- Sold with the benefit of 'no onward chain'
- Wonderful panoramic views across Falmouth
- Two double bedrooms
- UPVC double glazed windows and doors
- Garage and driveway parking
- Energy Performance Rating - Band D

Bedrooms: 2 | **Bathrooms:** 1 | **Receptions:** 1

The accommodation briefly comprises of an entrance porch, a good sized lounge, and a well appointed kitchen/diner with UPVC patio doors opening onto the rear garden. To the first floor are two double bedrooms and a modern contemporary shower room.

Both the front and rear gardens have been thoughtfully landscaped to provide an attractive, low maintenance outdoor space, featuring lawned areas complemented by red and grey brick pathways and matching patio, ideal for relaxing or entertaining.

THE ACCOMMODATION COMPRISES:
Approached from the driveway, a red and grey bricked pathway leads to:

PORCH - 1.22m x 1.42m (4'0" x 4'8")
UPVC double glazed obscured door and matching side window, further UPVC double glazed window fitted with a roller blind, grey tiled effect Respatex panelling, vinyl flooring, central ceiling light, wooden half glazed door to:

LOUNGE - 3.91m x 4.47m (12'10" x 14'8")
Measured to stairs.
UPVC double glazed window to the front aspect overlooking the lawned garden with fitted Venetian blinds, fitted carpet, two ceiling lights, two Haverland independent electric heaters. Closed tread staircase rises to the first floor landing, useful under stairs storage cupboard with vinyl flooring, wooden half glazed door to:

KITCHEN/DINER
UPVC double glazed window and sliding patio doors to the rear aspect, providing access to the enclosed rear garden. Fitted with a range of contemporary soft close wall, base and drawer units in a matt dark grey finish, complemented by light grey wood effect laminate work surfaces and matching up stand to three sides, inset one and a half bowl stainless steel sink unit with chrome mixer tap, integrated Lamona electric oven, four ring Lamona electric hob with stainless steel extractor hood over, stainless steel splashback, space for washing machine, space for under counter fridge freezer, vinyl wood effect flooring, stainless steel lights on tracking. Space for dining table.

A CLOSED TREAD STAIRCASE RISES FROM THE LOUNGE TO THE FIRST FLOOR LANDING
Doors to principal rooms, loft access, fitted carpet and central ceiling light.

BEDROOM ONE - 3.91m x 2.9m (12'10" x 9'6")
Plus door recess.
UPVC double glazed window overlooking the front aspect with fitted Venetian blinds, fitted carpet, central ceiling light, Haverland independent electric heater.

BEDROOM TWO - 3.91m x 2.79m (12'10" x 9'2")
UPVC double glazed window overlooking the rear aspect and enjoying fantastic panoramic views across Falmouth, Venetian blinds, fitted carpet, central ceiling light, Haverland independent electric heater.

SHOWER ROOM - 1.45m x 2.24m (4'9" x 7'4")
Plus shelved recess.
A modern and stylish shower room with UPVC double glazed obscured window to the side aspect, double shower cubicle with sliding glass door, Triton electric shower with riser rail and adjustable shower head, vanity sink unit with storage underneath and chrome mixer tap, low level flush wc, grey Respatex panelling, vinyl flooring, spotlights, extractor fan. A useful built in cupboard housing the immersion tank and provides shelved storage.









OUTSIDE
To the front, the property benefits from a low maintenance lawned garden, featuring an established lavender plant and from the driveway a red and grey brick pathway leads to the entrance porch.

To the rear, the garden has been thoughtfully landscaped to create an attractive, low maintenance outdoor space that is predominantly laid to lawn, featuring a red and grey brick pathway that leads to a matching patio area, bordered by well stocked flower beds and enclosed by timber fencing. A door provides access to the garage.

GARAGE
Of single size, with a roller door, power and lighting. External door provides access to the rear garden.

SERVICES
Mains drainage, water and electric.

COUNCIL TAX
Band B.

MONEY LAUNDERING
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Kimberleys Estate Agents

29/29a Killigrew Street, Falmouth, Cornwall





01326 311400

info@kimberleys.co.uk

https://www.kimberleys.co.uk/

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