Kimberley's

The adventure starts Here...



12 Trevethan Rise, Falmouth, TR11 2DX

Guide Price £375,000 Freehold

We are delighted to offer as our clients sole agents, this older style three bedroom semi-detached house which is set in a popular and convenient location close to local schools, Kimberley Park and the town centre.

- A spacious 1930's semi-detached house
- Being sold with 'no onward chain'
- UPVC double glazed, gas central heating by radiators
- Open plan kitchen and dining room
- Single garage, ample tarmacadam driveway, delightful gardens
- Popular location near Kimberley Park and the town
- Class A3 Mundic test (mortgageable)
- Sitting room with decorative wood burner (non-functional)
- Three bedrooms, bathroom/wc in white
- Energy Performance Rating - Band C

Bedrooms: 3 | **Bathrooms:** 1 | **Receptions:** 1

The house was built in the 1930's by E Thomas Construction and this has an class A3 Mundic Block Test (making this eminently suitable for mortgage purposes), available for perusal at our office.

The property is well presented and decorated with neutral Mediterranean themes taking full advantage of the amazing amount of natural light that streams into the property and it offers spacious accommodation making this ideal for a growing family. Current features include gas fire central heating by radiators, UPVC double glazed windows, a selection of Venetian blinds, engineered oak flooring to the ground floor and fitted carpets to the first floor.

The well planned accommodation includes; an entrance porch, reception hall, sitting room, open plan kitchen and dining room, a staircase leading to the first floor landing where you will find three bedrooms (two doubles and a single) and a bathroom/wc combined. Outside the property there are raised mature gardens to the front, a long tarmacadam driveway with tandem parking for certainly three vehicles, a detached single garage and a delightful enclosed lawned garden at the rear with a timber deck for relaxing and entertaining.

The ever popular town of Falmouth offers an eclectic range of facilities including shops, cafes, restaurants, the Phoenix multi-screen cinema, the Poly Theatre and the Princess Pavilion that provides a variety of entertainment to suit all tastes. At the end of town you will find Events Square that is home to the National Maritime Museum. The town itself has a diary of festivals throughout the year including The Oyster Festival, Sea Shanty and the ever popular Falmouth Week that hosts a variety of sailing and shoreside events.

An early viewing is essential to secure this fine property.

Why not phone for an appointment to view today?

THE ACCOMMODATION COMPRISES:
UPVC double glazed front door to:

ENTRANCE HALL
Double glazing on three sides, wood effect panelling, non-slip flooring, painted and glazed internal door to:

RECEPTION HALL
An impressive introduction to the home, with engineered oak flooring, double radiator, staircase to first floor, two under stairs storage cupboards, shaver point, telephone point, electric meter cupboard.

SITTING ROOM - 4.32m x 4.09m (14'2" x 13'5")
into recess and into deep angular bay.
UPVC double glazed windows and Venetian blinds overlooking the front aspect, double radiator, decorative wood burner (non functional) on a black slate hearth, picture rail, TV aerial point, fitted carpet, coved cornicing, light oak and glazed internal door.

DINING ROOM - 3.66m x 3.66m (12'0" x 12'0")
A lovely bright second reception room with continued engineered oak flooring, built-in alcove book and display shelving to one side, picture rail, contemporary grey colomb radiator, UPVC double glazed French door overlooking and leading to the gardens and decking, open plan to:

FITTED KITCHEN - 2.36m x 2.51m (7'9" x 8'3")
plus 1.40m (4'7") x 1.35m (4'5")
Equipped with a range of matching wall and base units in white with brushed steel handles, granite effect wrap around work surfaces and ceramic tiling over, 1 1/2 bowl single drainer stainless steel sink unit with easy-on chrome swan neck mixer tap, built in dishwasher, Whirlpool double oven, five-ring gas hob with stainless steel extractor hood over, ceramic tiled flooring, double glazed window overlooking the side driveway, ceiling spotlights, open plan to a further area that has a range of matching base units and work surface over, double glazed window overlooking the rear garden, panelled internal door to:

UTILITY CUPBOARD
With space and plumbing for washing machine, central ceiling light, wall mounted Baxi gas central heating boiler (combi).

FIRST FLOOR LANDING
With tall double glazed window enjoying a lovely outlook towards the town centre and Venetian blind, access to insulated loft space.

BEDROOM ONE - 3.81m x 3.68m (12'6" x 12'1")
A bright and spacious double bedroom having a UPVC double glazed window and roller blind enjoying a pleasant outlook over the front garden, coved cornicing, double radiator, six-panelled internal door.

BEDROOM TWO - 3.81m x 3.48m (12'6" x 11'5")
Another bright double bedroom this time enjoying an outlook over the rear garden through double glazed windows with Venetian blind, ceiling spotlights, radiator, six-panelled internal door.

BEDROOM THREE - 2.29m x 2.26m (7'6" x 7'5")
With double glazed window overlooking the front aspect, double radiator, hard wearing wood finish flooring, ceiling spotlight, six-panelled internal door.









BATHROOM - 2.24m x 1.98m (7'4" x 6'6")
Well appointed with a white suite comprising; panelled bath, contemporary chrome mixer tap, chrome mixer shower with rainfall head and conventional hand shower, pedestal hand wash basin with contemporary chrome mixer tap, low flush wc, radiator, towel rail, built-in bathroom cabinet, slate tiled flooring, frosted double glazed window and blind, inset ceiling spotlights, six-panelled internal door.

OUTSIDE

DETACHED GARAGE & PARKING - 4.57m x 2.51m (15'0" x 8'3")
With up and over door, light and power and a long driveway with parking for several vehicles in tandem. There is an outside cold water supply.

GARDENS
To the front of the property there are raised mature gardens which are enclosed by original random granite stone walls, steps leading from the driveway to a lawn, well stocked flower borders with plants and shrubs including Camellia, Escallonia, Hydrangea and a Palm Tree. To the rear of the house there are delightful sheltered gardens which are enclosed by mixed hedging and offer an extensive timber decked patio with space for a barbecue. A concrete pathway bisects two areas of lawn, a flowerbed with mature Olive Trees. The pathway continues to another area of decking which gets plenty of afternoon sunshine where you can relax and entertain your family and friends. There is a side gate from the decking leading to the driveway.

COUNCIL TAX
Band C.

SERVICES
Mains drainage, water, electricity and gas.

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.

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