



10 Trelawney Road, Falmouth, Cornwall
TR11 3LU



PROPERTY DESCRIPTION

A fantastic opportunity to purchase a period end of terrace town house located in a central location for Falmouth town centre. The property is currently a successful letting property, however it would also make a lovely spacious four bedroom family home. The property currently produces a gross rental income of £20,160 from the letting of four rooms.

Internally the property has been updated and improved by the current owners and would therefore make a lovely family home once the current letting period has expired (July 2024). The ground floor accommodation comprises a light and airy living room, a separate dining room, a modern fitted kitchen and the addition of a ground floor shower room set to the rear.

The first floor provides four bedrooms, two of these being good sized double rooms and a modern fitted bathroom. The property also benefits from gas central heating and a majority double glazing.

Externally the property has the benefit of a larger than average enclosed courtyard garden, this garden enjoying the afternoon and evening sunshine. It may also be possible due to the end terrace nature of the property to create a rear parking space within the garden, this would be subject to gaining the necessary permissions.

If you are looking for a main home, or alternatively a property that provides an additional form of income then a viewing is very highly advised. Please call our office to arrange your viewing.

FEATURES

- Period Town House
- Currently A successful Letting Property
- Ideal Main Home Or investment Property
- Updated By Current Owners
- Gas Central Heating
- Four Bedrooms
- Two Reception Rooms
- Achieving Gross £20,160 Per Annum (4 letting rooms)





ROOM DESCRIPTIONS

Entrance Vestibule

Panel door to the front, consumer units, part glazed door through to the hallway.

Hallway

Stairs ascending to the first floor landing, ornate ceiling arch, panel door providing access to the living room.

Living Room

3.40m x 3.71m (11' 2" x 12' 2") Panel door from the hallway, sash window to the front, chimney breast with recess to either side, radiator.

Dining room/ Bedroom Four

3.10m x 3.71m (10' 2" x 12' 2") Panel door from the hallway, double glazed window to the rear overlooking the courtyard, radiator.

Kitchen

1.70m x 5.68m (5' 7" x 18' 8") The kitchen has been fitted with a comprehensive range of fitted floor, wall and drawer units with granite effect working surfaces over and part tiled surrounds, fitted stainless steel oven with hob over and cooker hood above, inset stainless steel sink and drainer unit, wall mounted Worcester gas boiler set within matching wall cupboard, double glazed windows to the side, double glazed door to the rear garden, ceiling spotlights, sliding part glazed door through to the ground floor shower room.

Ground Floor Shower room

Sliding door from the kitchen. The shower room as been fitted with a modern white suite of a low level w.c, shower enclosure with inner tiled walling and shower over, pedestal wash hand basin with tiled surround, double glazed window to the side, extractor fan.

Landing

A split level landing area, access to the rear landing area, doors off the bedrooms and main bathroom.

Bedroom One

2.90m x 3.71m (9' 6" x 12' 2") Panel door from the landing, window to the rear overlooking the garden, radiator.

Bedroom Two

2.29m x 3.73m (7' 6" x 12' 3") Panel door from the landing, sash window to the front, radiator.

Bedroom Three

2.23m x 2.62m (7' 4" x 8' 7") Panel door rom the landing, sash window to the front, radiator.

Bedroom Four

2.23m x 2.59m (7' 4" x 8' 6") Panel door from the rear landing area, double glazed window to the side, radiator.

Bathroom

The bathroom comprises a white suite of a panel bath with tiled surrounds and chrome mixer shower over, low level w.c, pedestal wash hand basin, radiator, tiled flooring, double glazed window to the side.

Garden

The property enjoys the benefit of a lovely enclosed and private rear courtyard garden. This garden area is mainly laid to a paved terrace with shrub beds to the sides, this garden area enjoys a majority of the afternoon and evening sunshine. There is also a side access gate out onto Windsor Terrace from the garden. It may also be possible subject to the necessary permissions to create a car parking space in the rear garden if needed.

Additional Information

Tenure - Freehold

Services - Mains Gas, Electric, Water And Drainage.

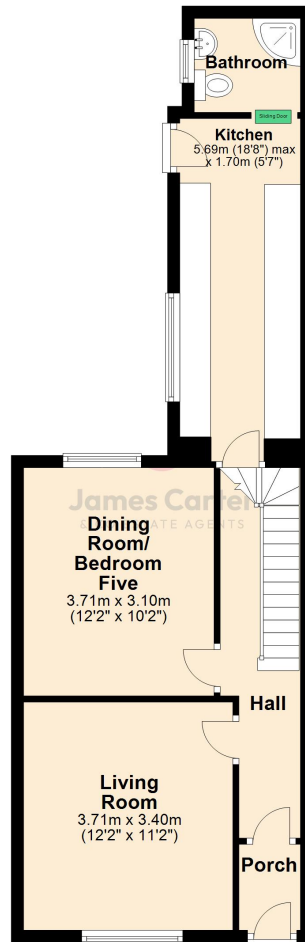
Council Tax Band C Cornwall Council

| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | 86 |
| (69-80) | C | | |
| (55-68) | D | 60 | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |

FLOORPLAN

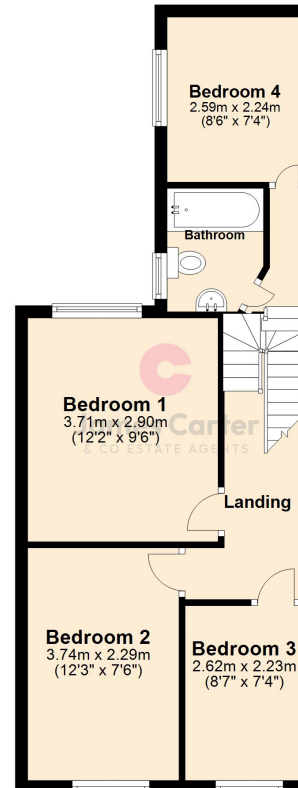
Ground Floor

Approx. 44.0 sq. metres (473.8 sq. feet)



First Floor

Approx. 43.5 sq. metres (468.4 sq. feet)



Total area: approx. 87.5 sq. metres (942.2 sq. feet)

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