



76 Trevethan Road, Falmouth, TR11 2AU

£310,000

An attractive end of terrace investment property, currently let to students until the end of June 2021. The house is close to the town centre and the many facilities and attractions available, enjoying views over the town. Whilst the property already produces a very attractive yield, there is scope to reconfigure the floorplan to incorporate a fifth bedroom which is currently under utilised.

The property contains many period features, including feature fireplaces in many rooms, pattern tiled flooring and stripped timber. There are also many low maintenance / energy efficient features such as uPVC double glazing and doors as well as gas central heating running from a combination boiler.

Entrance hall

Feature pattern tiled floor, coat hanging area.

Hallway

Laminate flooring and under stairs storage cupboard. Doors to living room and two ground floor bedrooms.

Lounge / Living Room

9'6" x 9'4" (2.91m x 2.87m)

Laminate flooring and feature fireplace with wooden mantelpiece. Space for sofas and dining table.

Kitchen

9'5" x 8'3" (2.88m x 2.54m)

Views over the rear garden, electric cooker, washing machine, fridge / freezer. Door into rear garden.

Bedroom 3

11'8" x 11'10" (3.58m x 3.61m)

Ground floor front room, feature fireplace and bay window,.

Bedroom 4

11'11" x 10'7" (3.65m x 3.24m)

Ground floor rear room with views towards the garden, feature fireplace.

First Floor

Separate WC

White with sink.

Shower room

White suite with enclosed corner shower cubicle and a window towards the rear garden.

Bedroom 1

11'11" x 9'5" (3.64m x 2.889m)

Feature fireplace, storage cupboard and views towards the rear.

Bedroom 2

11'9" x 8'7" (3.60m x 2.64m)

Feature fireplace, storage cupboards and window to the front of the property.

Bedroom 5 / Study

8'2" x 5'9" (2.50m x 1.77m)

Currently used as a study. Window to the front of the property.

Outside

There is a low maintenance and enclosed front garden. The rear garden is also enclosed, mainly grass and with rear access.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	64	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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