



66 Kimberley Park Road, Falmouth

Guide Price £595,000 FREEHOLD



Heather & Lay  
*The local property experts*



- Victorian property in need of modernisation
- Currently five bedrooms most with en-suite
- Separate link annex
- Versatile accommodation
- Planning for off-road parking
- Large garden for town living
- Opposite Kimberley Park

Late Victorian house with over 2,500 square feet of accommodation. In need of modernisation and priced to reflect that fact. Currently set up with five bedrooms plus a separate annex.

### THE PROPERTY

This semi-detached late Victorian family home was once a large guest house with the adjoining property at number 68 but has since been split back to the original family home. In need of an uplift, there is such scope with a property of this size, and the new owner may decide on a decorative update or a total renovation, and we have priced the property to reflect the work needed. Its position opposite the park gives it a wonderful outlook and, of course, a nice place to walk the dog around or play football with the kids.

To the rear of the property, there is an annex that could be a stand-alone addition or incorporated within the main house. The rear garden is much larger than expected and extends behind the neighbouring properties.

Council Tax band: F

EPC Energy Efficiency Rating: D

Services: Mains water, electricity, gas & drainage



















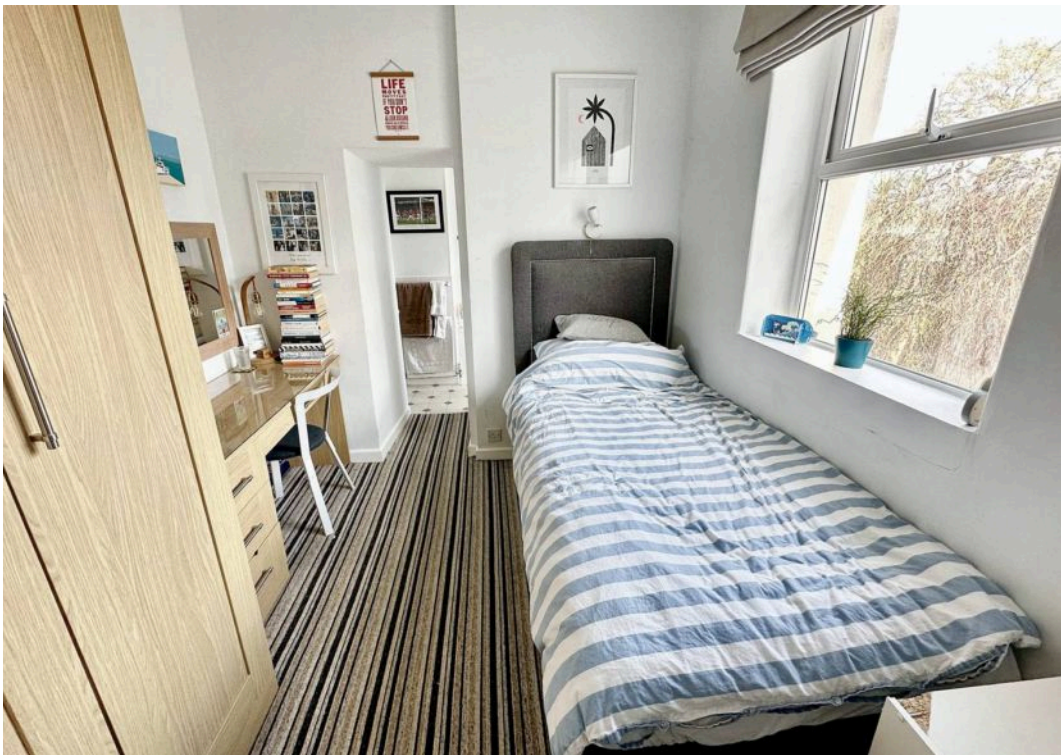
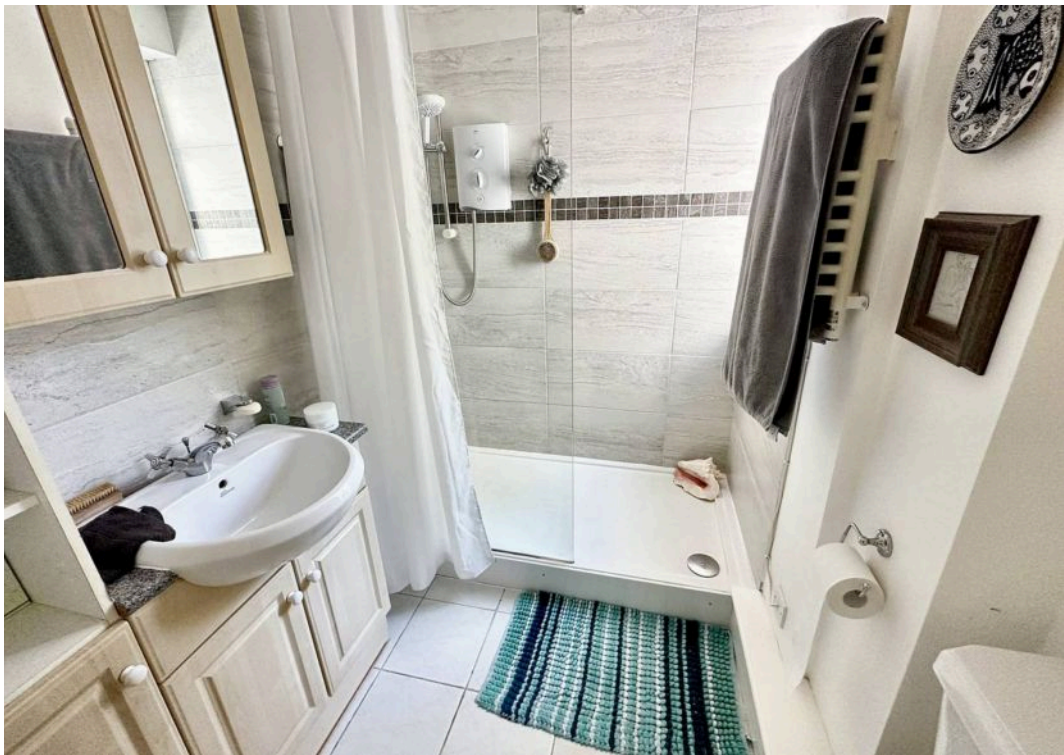
















**AGENTS NOTES:**

We have produced a walk-through, talk-through video tour. Please do watch this before arranging a viewing. This is a renovation project and has been priced to reflect that fact.





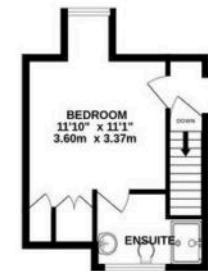
GROUND FLOOR  
1447 sq.ft. (134.4 sq.m.) approx.



1ST FLOOR  
899 sq.ft. (83.5 sq.m.) approx.



2ND FLOOR  
237 sq.ft. (22.0 sq.m.) approx.



TOTAL FLOOR AREA : 2583 sq.ft. (240.0 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.  
Made with Metropix ©2025





## Heather & Lay

3 Church Street, Falmouth - TR11 3DN

01326 319767 • [sales@heather-lay.co.uk](mailto:sales@heather-lay.co.uk) • [www.heather-lay.co.uk/](http://www.heather-lay.co.uk/)

These particulars are set out as a general outline in accordance with the Property Misdescriptions Act (1991) only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchaser, lessee or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.



Heather & Lay  
*The local property experts*