



## Falmouth

**A well positioned, elevated semi-detached house**  
**Popular cul-de-sac location**  
**22' sitting/dining room & modern kitchen**  
**Three good sized bedrooms, recently fitted bathroom**  
**Generous front and Westerly facing rear gardens**  
**Garage and driveway parking for two cars**  
**Elevated views over Boslowick and sea glimpses beyond**  
**Fibre Broadband to the premises (FTTP)**  
**Gas fired central heating, UPVC double glazing**  
**Very well presented throughout**



**Guide £380,000**

**ENERGY EFFICIENCY RATING - BAND C**

**29/29a Killigrew Street, Falmouth, Cornwall TR11 3PN**

**01326 311400**  
**www.kimberleys.co.uk**

**REF: SK6929**



A superb home set on an elevated position in a cul-de-sac location in this ever popular and convenient location within Boslowick.

The property has been very well looked after and improved by the current owners with three bedrooms and a modern bathroom upstairs having lovely views from the front bedroom, over Boslowick Valley with glimpses of the sea, Pendennis Castle and St Antony Lighthouse. Downstairs there is a 22' sitting/dining room with a picture window to the front and access to the gardens at the rear and a modern kitchen that has access to the generous single garage and has space and plumbing for white goods at the rear.

The property is set on a very generous plot with gardens to the front and substantial Westerly rear gardens that are fully enclosed and well established. Driveway parking sits in front of the garage. Bosmeor Close is an every popular and much sought after residential location within Boslowick and is in such a convenient location being situated less than 1 mile from Falmouth town centre and the sea front. There are many local amenities close by including the local Co-operative convenience store, the Boslowick parade of shops and the petrol station/convenience store at the foot of Penmere Hill. the railway station at Penmere connects Falmouth to the cathedral city of Truro which in turn connects to the mainline leading to London Paddington. There are four primary schools all within walking distance and Swanpool and Nature Reserve is easily accessible.

**As the vendor sole agents, we highly recommend an early appointment to view this fine home.**

**Why not call for your appointment to view today?**

#### **THE ACCOMMODATION COMPRISES:**

Approached through the front garden, a driveway leads to a small slight of steps taking you to the storm porch and UPVC double glazed front door that provides access to:

#### **ENTRANCE HALL**

Doors leading to kitchen and sitting/dining room, turning staircase rising to first floor landing with under stairs storage cupboard, further built-in cloaks cupboard with coat hooks and shelving, radiator.

#### **SITTING/DINING ROOM 6.68m (21'11") x 3.40m (11'2") maximum measurements.**

A lovely dual aspect room with double glazed picture window to the front with glimpses of the sea over Boslowick Valley, double glazed sliding patio doors to the rear leading out onto the garden, inset feature focal point wall mounted gas fire with alcove space adjacent, TV aerial point, telephone point, radiator.

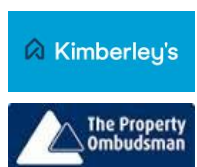


#### **KITCHEN 2.82m (9'3") x 2.67m (8'9")**

Double glazed window to the rear overlooking the garden. A modern fitted kitchen with a selection of matching base and wall mounted units, roll edge work surfaces to three sides with upstand, inset single drainer stainless steel 1 1/2 bowl sink unit with mixer tap, inset four-ring gas hob with oven under and stainless steel extractor over, shelved under stairs storage cupboard, inset lighting, door leading to garage.



Important Note: None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Kimberley's Independent Estate Agents for themselves and for the vendors or lessors of this property, whose agents they are given notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No person in the employment of Kimberley's Independent Estate Agents has any authority to make or give any representation or warranty whatever in relation to this property.



### **FIRST FLOOR LANDING**

A gallery style landing with double glazed window to the side, doors to all bedrooms and bathroom, built-in cupboard housing combination boiler, hatch to loft space with pull-down loft ladder.

### **BEDROOM ONE 4.06m (13'4") x 3.02m (9'11") excluding door recess.**

Double glazed windows to the front with lovely views over rooftops, across Boslowick Valley with glimpses of the sea, radiator, TV aerial point.



### **BATHROOM 2.36m (7'9") x 1.55m (5'1")**

Dual aspect with obscure double glazed windows to the side and rear. The bathroom was recently refitted in October 2022 and comprises; a matching suite in white with a P-shaped panelled enclosed bath with mixer tap and integrated shower over, contemporary wall mounted wash hand basin with mixer tap and storage drawers under and low-level flush wc, chrome ladder style towel rail radiator, fully tiled walls, inset lighting.



### **BEDROOM THREE 3.63m (11'11") x 2.62m (8'7")**

Double glazed window to the rear overlooking the garden, radiator.



### **BEDROOM TWO 2.36m (7'9") x 1.55m (5'1") maximum measurements.**

Double glazed window to the front aspect with views between houses over Boslowick Valley with glimpses of the sea and across to the lighthouse, radiator.

### **GARAGE 5.46m (17'11") x 3.15m (10'4") maximum measurements.**

A generous garage with a metal up and over door, light and power, double glazed window to the rear and double glazed door to the rear leading out onto the garden.

### **UTILITY AREA**

With work surface to one side, shelf over, space and plumbing for washing machine and tumble dryer, space for refrigerator/freezer and space for chest freezer, water tap, electric consumer unit.

### OUTSIDE

To the front the garden is laid mainly to lawn with established palm, low walling and hedging to boundary, driveway to the garage providing off road parking for two cars. There is a hardstanding immediately adjacent to the house with gentle steps up to the front door.

### REAR GARDEN

To the rear, the garden is a great size and a laid to paving immediately adjacent to the property, ideal for alfresco dining. This area is bordered by raised beds which are well stocked with flowering plants and mature shrubs, outside water tap. From here gentle steps lead up past a pond to the remainder of the garden which is laid to lawn with curved flowerbeds and borders stocked with established plants and shrubs. At the top of the garden is a raised bed with gravel and from here there is a lovely view over the garage roof to the lighthouse, brick walling and fencing to boundary.



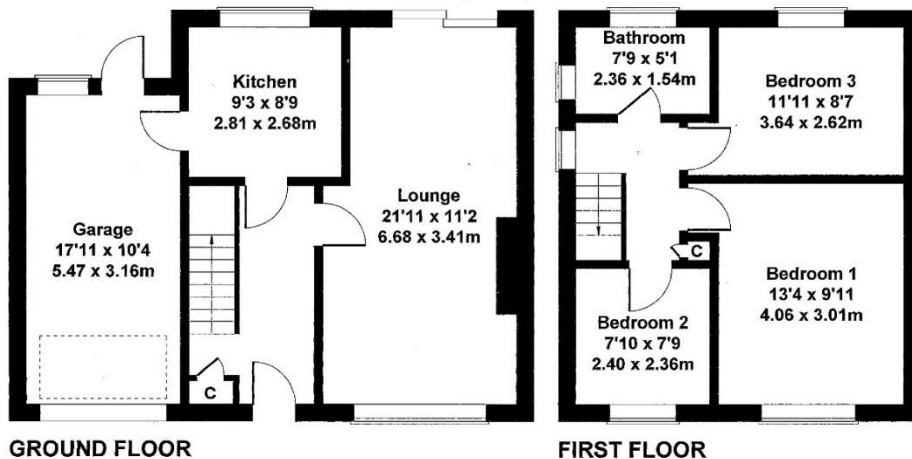
**SERVICES** All mains services are connected.

**COUNCIL TAX** Band C.

### 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.

Approximate Gross Internal Area  
1001 sq ft - 93 sq m



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