



## Falmouth

A traditional terraced town house  
Set in a great location near the town  
Ideal as a home or investment  
Currently let to students until June 2024  
Four letting rooms (including one ground floor)  
UPVC double glazing, gas central heating  
Sitting room, kitchen, rear courtyard  
Modern bathroom/wc, separate shower room/wc  
Unrestricted parking outside, near the station  
Currently achieving £22,000 per annum, rising if re-let to £23-£24,000



**Guide £395,000**

**ENERGY EFFICIENCY RATING – BAND D**

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REF: SK6934



A great opportunity to acquire this three bedroom, attractive traditional style terraced town house which is set in a very convenient location at the far end of Falmouth town, close to The Dell railway station, The Events Square, the sea front and a level walk into the main centre.

The property has been successfully let to students for some years now and is currently home to four tenants who provide a return of £22,000 for this academic year until June 2024 and due to rise (if re-let again) to a new level of £23-£24,000 per annum after taking advice from the local letting industry.

The property has pleasing single fronted elevations which have recently been redecorated and a new roof with Velux skylight windows which could, with the relevant planning permission and building regulations provide another bedroom in the attic.

Our clients have owned the house for over 25 years and during that time, it has and continues to be a successful student letting property for youngsters studying at local educational facilities. The purpose of coming to the market early allows us the chance to sell the house as a private home when the current tenancy finishes on the 30th June 2024 or it may become a useful addition to an investors property portfolio.

As you would expect, the house has gas central heating by radiators, UPVC double glazed windows and doors (where stated), a current domestic electrical installation condition report, a gas safety record to pass onto the new owners and a current EPC rating of D which expires in July 2025.

The well planned accommodation currently works perfectly well for the tenants and will also perform the same function for someone looking to live here as a private residence. The front door takes you into an entrance vestibule and through a lovely stripped pine door into the reception hall and from here you will see the sitting room, dining room (which is currently used as a fourth bedroom) and a kitchen. A turning staircase from the reception hall leads to a mezzanine level which has a full bathroom/wc combined and a separate shower room/wc and closed storage areas on the landing. A staircase continues to the first floor and here there are two double bedrooms and a single bedroom. At the rear of the property there is a courtyard which enjoys a sunny aspect and this can be approached via a pedestrian gate and service lane at the rear. As we have already mentioned, there is unrestricted parking outside on a first come, first served basis and a couple of large car parks opposite.

**As our clients sole agents, we strongly recommend an immediate viewing to see this delightful property.**

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

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

UPVC double glazed front door with leaded light inserts and stained glass fanlight over leading to:

#### **ENTRANCE VESTIBULE**

With electric consumer box, quarry tiled flooring, stripped pine and stained glass internal door to:

#### **RECEPTION HALL**

Stripped pine flooring, staircase to the first floor, radiator, under stairs storage.

#### **SITTING ROOM 4.57m (15'0") x 3.96m (13'0") measured into bay and plus recesses.**

Having an angular bay and double glazed windows overlooking the front aspect, a focal point fireplace, picture rail, coved cornicing and centre rose, high skirting boards, radiator, six-panelled internal door.



#### **DINING ROOM 3.81m (12'6") x 3.78m (12'5")**

Currently used as a ground floor bedroom and having a large UPVC double glazed window overlooking the rear aspect, louvre doored cupboard housing a Worcester gas central heating boiler, radiator, six-panelled internal door.



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.



### **KITCHEN 3.45m (11'4") x 3.05m (10'0")**

Equipped with a range of pine fronted wall and base units, roll top work surfaces and ceramic tiling over, single drainer stainless steel sink unit with chrome easy-on mixer tap over, electric cooker panel, plumbing for washing machine, space for tallboy refrigerator/freezer, strip light, radiator, pine shelving, ceramic tiled flooring, dual aspect with UPVC double glazed window overlooking the rear yard, double glazed casement door to the side and window alongside.



### **CONTINUING STAIRCASE FROM MEZZANINE TO FIRST FLOOR LANDING**

Access to loft space which has recently had a new roof and has Velux skylight windows making this eminently suitable for a potential roof conversion (subject to the normal planning permission and building regulations).

### **BEDROOM ONE 4.04m (13'3") x 3.84m (12'7")**

Having a double glazed window overlooking the rear, radiator, fitted carpet.



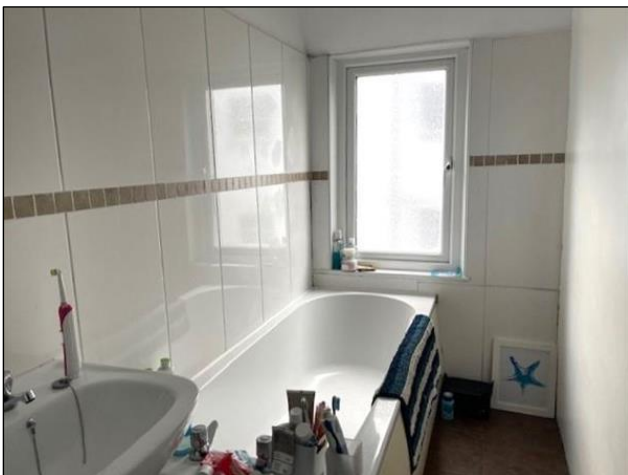
### **TURNING STAIRCASE FROM HALL TO MEZZANINE LANDING** Storage cupboards either side.

### **SHOWER ROOM 1.90m (6'3") x 1.90m (6'3")**

With a white suite comprising; corner fully tiled shower cubicle, Mira electric shower and curved screening, 3/4 tiled walls, ladder style heated towel rail, vinyl flooring, double glazed window to the rear.

### **BATHROOM**

With a white suite comprising; panelled bath with chrome hot and cold taps, pedestal wash basin with hot and cold taps, low flush wc, ceramic tiled flooring, radiator, extractor fan, partly tiled walls.

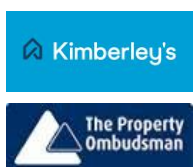


### **BEDROOM TWO 3.66m (12'0") x 2.74m (9'0") plus door recess.**

Having a large double glazed window with a pleasant outlook to the front, radiator, alcove bookshelves either side of the closed fireplace.



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**BEDROOM THREE 2.62m (8'7") x 2.39m (7'10")**

Having a recessed multi-paned Oriol bay window and UPVC double glazed screening overlooking the front aspect, radiator.



**SERVICES** Mains drainage, water, electricity and gas.

**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.

**OUTSIDE**

**REAR COURTYARD**

There is an L-shaped courtyard at the back of the property with concrete surface, raised flowerbeds and a pedestrian gate to a service lane running behind the terrace.



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