



## Falmouth

A superb, extended family home  
Set in a favoured location at Boslowick  
Motivated clients selling with 'no onward chain'  
Very well presented throughout  
Gas central heating, UPVC double glazed windows and doors  
Large sitting room to the front, home office/study  
Fabulous bright kitchen/dining room, utility/cloaks  
Three bedrooms, bathroom/wc in white  
Attached garage, multiple parking for four vehicles  
Easy gardens for entertaining, large workshop



**Guide £415,000**

**ENERGY EFFICIENCY RATING  
BAND D**

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

01326 311400  
[www.kimberleys.co.uk](http://www.kimberleys.co.uk)

REF: SK6952



A great opportunity to own this superb, well presented, three bedroom semi-detached home (linked by a garage) which is set in a favoured location on the edge of this popular Boslowick development, convenient for local schools, amenities, Swanpool Beach, Falmouth Golf Club and good transport links by road into the town centre and further afield.

The house was built by Messrs Gray Connolly builders in the 1960's to a classic design which continues to remain popular with buyers, and in recent years the property has been skilfully extended on the ground floor making this an ideal home for a growing family.

The property has attractive 'on trend' grey clad elevations to the first floor giving it plenty of kerb appeal and a wide tarmac driveway too. Plenty of features await any prospective new owners including gas fired central heating by radiators, a fitted living kitchen with appliances, UPVC double glazed windows and doors plus all fitted floor coverings included in the sale.

The well planned accommodation on the ground floor includes a reception hall, a spacious sitting room, fitted living kitchen/dining room, utility/cloakroom and a home office/study (currently used as a podiatry clinic. The first floor has three bedrooms (two with views to Falmouth Bay) and a well appointed bathroom/wc combined in white. Outside sits multiple parking, large raised slate tiled patio and a garage alongside (planning permission for a fourth bedroom PA13/11628) and to the rear, an easily maintained terraced garden and a large workshop.

Bosmeor Road 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's sole agents, we highly recommend an appointment to view.**

**Why not call for your personal, accompanied viewing appointment today?**

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

A wide tarmacadam driveway with parking for a number of vehicles sits at the front of the house and a large slate patio which gets plenty of sunshine throughout the day leads to:

#### ***UPVC DOUBLE GLAZED FRONT DOOR WITH FROSTED PRIVACY PANEL LEADS TO:***



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## RECEPTION HALL

A pleasant introduction to the house with wood finish vinyl flooring, under stairs storage cupboard, staircase to first floor, cloaks cupboard, contemporary radiator, panelled internal door to sitting room and second door leading through to the home office/study.

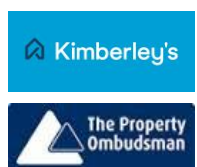


## SITTING ROOM 6.76m (22'2") x 3.38m (11'1") narrowing to 2.97m (9'9")

A lovely bright room with broad UPVC double glazed sliding patio door and fixed side panel screened by Venetian blinds and enjoying a pleasant outlook to the front across the patio and driveway, TV aerial point, two double radiators, ceiling drop lights, fitted carpet, double opening painted and glazed doors leading to:



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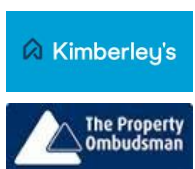


**LIVING/KITCHEN/DINING ROOM 7.16m (23'6") x 2.84m (9'4")**

A perfect example of a family orientated living/kitchen/dining room which enjoys plenty of natural light that streams in through two Velux double glazed windows in the half pitched roof, double glazed window and Vertical blinds and broad UPVC double glazed doors with fixed side panels overlooking and leading to the gardens. The kitchen is well equipped with a fully range of matching wall and base units in high gloss ivory, steel handles, wood effect work surfaces and coloured glass wrap around splash backs, 1 1/2 bowl single drainer stainless steel sink unit with contemporary chrome mixer tap and cutlery drainer, Cuisinemaster stainless steel range style cooker with five burners, two ovens and a grill under, stainless steel cooker hood over, integrated refrigerator and dishwasher, continuous ceramic tiled flooring, space for dining table and chairs, TV aerial point.



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#### **UTILITY ROOM 1.85m (6'1") x 1.57m (5'2")**

Well appointed with a white suite comprising; china wash hand basin set on a high gloss white vanity unit, sparkling tiled splash back and contemporary chrome mixer tap, low flush wc, continued ceramic tiled flooring, roll top work surface, space for condensing tumble dryer and washing machine alongside, double wall cupboard over, wall mounted Ariston gas central heating boiler.

#### **HOME OFFICE/STUDY 2.59m (8'6") x 2.26m (7'5")**

Currently used as a Podiatry Clinic and with a light tube, two wall cupboards, electric heater, under stairs storage cupboard with shelving, wood finish flooring, painted and glazed internal door to and from the kitchen/dining room, panelled internal door from the reception hall.



#### **STAIRCASE FROM HALL TO FIRST FLOOR LANDING**

UPVC double glazed flank window and vertical blinds, access to insulated loft space, fitted carpet.

#### **BEDROOM ONE 4.04m (13'3") x 3.05m (10'0") plus door recess 0.81m (2'8") x 0.61m (2'0")**

A lovely bright main bedroom which has broad UPVC double glazed windows enjoying fine views over Falmouth to the bay and St Anthony Lighthouse, dimmer switch lighting, radiator, TV aerial point, panelled internal door, fitted carpet.



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**BEDROOM TWO 3.05m (10'0") x 2.62m (8'7") plus door recess 0.86m (2'10") x 0.61m (2'0")**

A good second bedroom again with broad UPVC double glazed windows enjoying a pleasant outlook over the rear gardens to a lightly wooded area, fitted carpet, radiator, panelled internal door.



**BEDROOM THREE 2.44m (8'0") x 2.24m (7'4") plus door recess 1.42m (4'8") x 0.71m (2'4")**

Currently used as an office/gym, again with UPVC double glazed window enjoying delightful views across to Falmouth Bay in the distance, double radiator, fitted shelving, panelled internal door, fitted carpet.

**BATHROOM 2.31m (7'7") x 1.65m (5'5")**

Luxuriously appointed with a white suite comprising; panelled bath, contemporary chrome mixer tap, chrome mixer shower with conventional and rainfall heads, Respatex panelled surround and shower screen, china wash hand basin set on a wood block surface atop a high gloss white vanity unit, low flush wc, radiator, two frosted double glazed windows both with Venetian blinds, tall double mirrored bathroom cabinet, hard wearing wood finish flooring, wall mounted mirrored bathroom cabinet, extractor fan, panelled internal door.



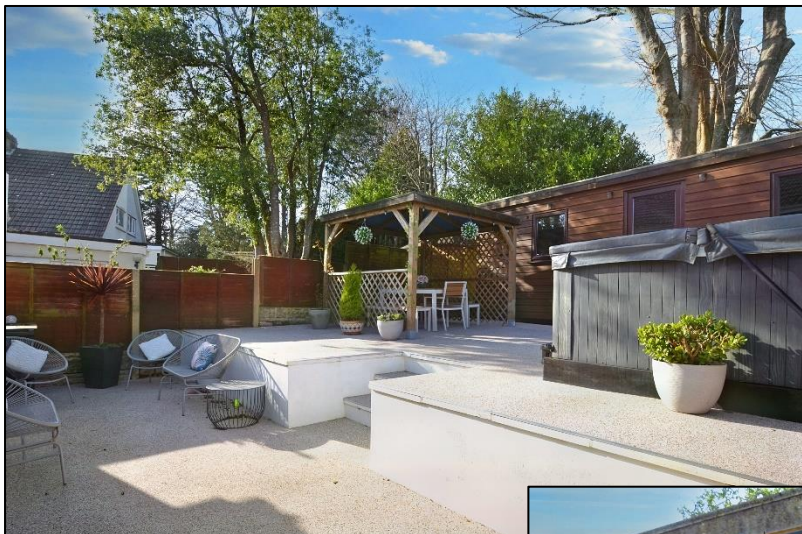
**OUTSIDE**

**ATTACHED GARAGE 5.41m (17'9") x 3.20m (10'6")**

With electric roller door, lighting and power, wall mounted consumer box and electric meter, double glazed door to the garden.

## OUTSIDE

A wide tarmacadam driveway runs across the front of the property providing excellent parking facilities for a number of vehicles, caravan or motorhome, steps leading to a large dark grey slate tiled patio which enjoys plenty of sunshine from morning through to the afternoon. At the rear of the house sits a delightful garden which has been laid for ease of maintenance having resin coated pathways and patios across the back of the house and steps leading to a second patio and a large timber pergola which is a great place to relax and entertain your family and friends with alfresco dining, outside courtesy lighting, a large hot tub in situ and a timber workshop.



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## TIMBER WORKSHOP 7.54m (24'9") x 3.15m (10'4")

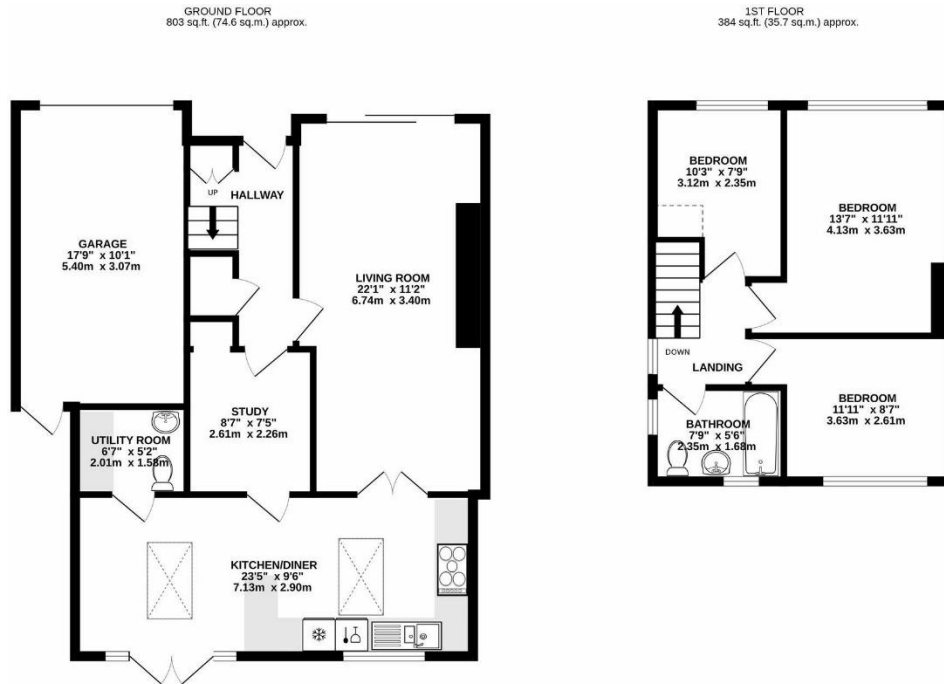
With work bench, two UPVC double glazed windows, central door, lighting and power.

**COUNCIL TAX** Band C.

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

### 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.



TOTAL FLOOR AREA: 1187 sq.ft. (110.3 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.

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## VIEW



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