



## Falmouth

**A spacious and well proportioned end terrace home**  
**Three double bedrooms**  
**Sitting room and kitchen/dining room**  
**Bathroom, separate wc and downstairs cloakroom**  
**To be sold with 'no onward chain'**  
**Garage and driveway parking**  
**Convenient cul-de-sac location close to amenities and town**  
**Enclosed front and rear gardens**  
**In need of some updating**  
**Views across to Falmouth Marina**



**Guide £375,000**

**ENERGY EFFICIENCY RATING**  
**BAND D**

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

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

**REF: SK6964**



A spacious end of terrace family home situated at the end of a cul-de-sac within walking distance of local amenities including Sainsbury's and Lidl supermarkets, Falmouth Marina, Upper Deck restaurant and Dracaena playing fields.

Offered for sale with 'no onward chain', the property requires some updating and will allow the purchasers to put their own stamp on the property and create a home to their own personal needs and taste.

The accommodation is spacious and comprises three double bedrooms, a bathroom and separate wc upstairs whilst on the ground floor is an open plan kitchen/dining room, sitting room and cloakroom. Outside, there are enclosed front and rear gardens, driveway parking and an integral garage. The property benefits from views across to Falmouth Marina and the river from upstairs.

Ashfield Villas is a small residential close conveniently situated on the opposite side of the road of the Dracaena Centre, playing fields and outdoor gym. A little further down the road are Sainsbury's and Lidl supermarkets whilst Falmouth Marina, Upper Deck restaurant and bar are close by. The property is conveniently situated for a selection of primary, junior and secondary schools and a regular bus service nearby runs to Falmouth, Penryn and Truro. A level walk along North Parade, alongside the river for approximately one mile takes you into Falmouth's High Street and harbourside.

**A viewing of this versatile home is highly recommended.**

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

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

An iron gate leads to the driveway and through the front garden where a large storm porch leads to an obscure double glazed door with obscure glazed side panel leading to:

#### **ENTRANCE HALL**

Double glazed window to the side aspect, doors to kitchen, sitting room and cloakroom, telephone point, stairs rising to first floor landing.

#### **CLOAKROOM**

A white suite to comprise; wall mounted wash hand basin with mixer tap and low-level flush wc, wall mounted vanity cabinet, tiled floor, door leading to garage.

#### **KITCHEN/DINING ROOM 6.27m (20'7") x 2.74m (9'0") maximum measurements.**

A lovely spacious, light and bright open plan room. To the kitchen area there is a double glazed window to the front. The kitchen is fitted with a selection of matching base and wall mounted units, roll edge work surfaces to three sides incorporating a breakfast bar, inset single drainer 1 1/2 bowl composite sink unit with mixer tap, inset four-ring electric hob with oven under and extractor over, space for refrigerator, radiator, open plan to dining area. The dining area has a double glazed sliding doors to the rear leading out onto a small terrace and down to the garden, archway through to sitting room.



#### **SITTING ROOM 4.88m (16'0") x 3.91m (12'10")**

Double glazed picture window to the rear overlooking the garden, focal point fireplace with stone hearth and surround, wooden mantle and inset gas fire, TV aerial point, radiator.



**FIRST FLOOR LANDING**

Staircase rising from entrance hall, double glazed window to the front over stairwell, doors leading to bedrooms, bathroom and wc, hatch to loft.

**BEDROOM ONE 3.66m (12'0") x 3.33m (10'11") to wardrobe front.**

A spacious room with double glazed picture window to the rear benefiting from views to the marina and across to the river, two double, generous built-in wardrobes providing hanging and shelved storage, radiator, TV aerial point, telephone point.



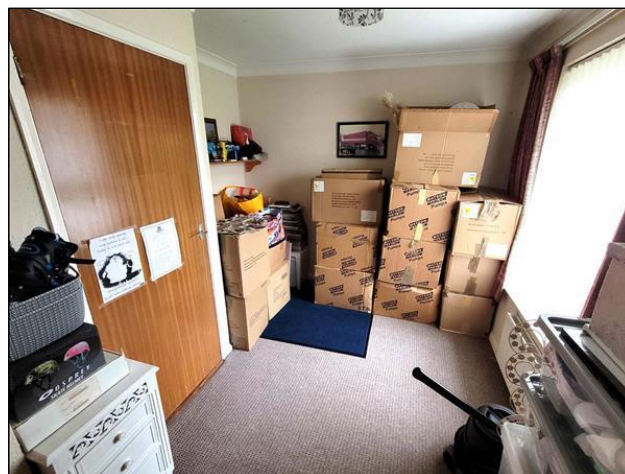
**BEDROOM TWO 3.33m (10'11") x 3.33m (10'11") including wardrobes.**

Double glazed picture window to the rear with views over rooftops to the marina and the river, two built-in wardrobes providing hanging and shelved storage, radiator, TV aerial point.



**BEDROOM THREE 3.68m (12'1") x 2.77m (9'1") maximum measurements.**

Double glazed window to the front, built-in wardrobe providing hanging and shelved storage, radiator.



**BATHROOM**

Obscure double glazed window to the front. A suite to comprise; panelled enclosed bath, pedestal wash hand basin and shower cubicle with integrated shower, fully tiled walls, radiator.

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.





### WC

Obscure double glazed window to the front, low-level flush wc, part tiled walls.

### OUTSIDE

To the front, the gardens are approached through metal gates. A driveway laid to brick paving provides off road parking and leads to the integral garage. This paving continues around the front of the property providing a patio area. The remainder of the garden is laid to lawn with flowerbeds, fully enclosed with fencing and walling, gated access to the side and rear.

### GARAGE 5.41m (17'9") x 2.92m (9'7") narrowing to 1.83m (6'0")

With electric roller door, wall mounted combination boiler for heating and hot water, wall mounted electric consumer unit with fuse box, space and plumbing for washing machine and tumble dryer, outside water tap.

A pathway to the side of the property leads to a further gate that takes you to the rear garden.

### REAR GARDEN

Mainly laid to lawn with well stocked flowerbeds and borders filled with flowering plants, mature shrubs and trees. From the garden steps lead up to a small terrace leading to the dining area.



### VIEW



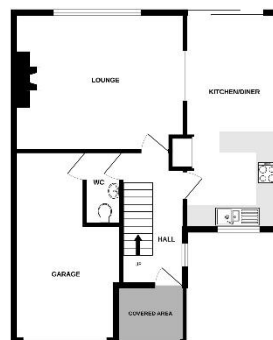
### SERVICES

All mains services are connected.

### 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.

GROUND FLOOR  
627 sq ft (58.3 sq m.) approx.



1ST FLOOR  
503 sq ft (46.5 sq m.) approx.



TOTAL 4,026 sq ft (374.8 sq m.) approx.  

 All the energy ratings have been made up on the basis of the information provided to us. It is not intended to be used for any other purpose. The energy ratings are based on the information provided to us. It is not intended to be used for any other purpose. The energy ratings are based on the information provided to us. It is not intended to be used for any other purpose.

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