



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 £360,000

**ENERGY EFFICIENCY RATING
BAND D**

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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.



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