



Falmouth

An older style semi-detached house
Set in a quiet cul-de-sac near town
Being sold with 'no onward chain'
Clear Mundic Block Test (2017)
Plenty of potential for personalisation
UPVC double glazing, gas fired central heating
Two reception rooms, fitted kitchen
Three bedrooms, bathroom/wc combined
Lots of natural woodwork and character
Delightful sheltered and secluded gardens



Guide £330,000 Freehold

**ENERGY EFFICIENCY RATING
BAND D**

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

01326 311400
www.kimberleys.co.uk

REF: SK6976



This older style semi-detached three bedroom house is set in a popular, quiet cul-de-sac within walking distance of the town centre, beaches and sea front, schools and colleges, two filling stations (both with convenience stores), Penmere branch line station and transport routes by road to the surrounding area.

The house offers new owners the potential to customise the property to their own taste and requirements whilst adding value at the same time. The house has features including UPVC double glazed window (where stated), gas fired central heating by radiators, stripped wood internal doors and flooring, high skirting boards, a focal point dark wood fireplace with inset woodburning stove.

The accommodation offers on the ground floor, a reception hall, open plan lounge, dining room and kitchen area, modern scullery and door out to the rear garden. A staircase from the reception hall takes you to the first floor landing leading to the three bedrooms and a bathroom/wc combined. Outside the property, there are mature gardens to the front of the house with a side gate leading down into a delightful mature rear garden with patio areas, lawn and a sunny south facing aspect.

As our clients' sole agents, we strongly recommend an immediate viewing to secure this property.

Why not call for an appointment to view today?

THE ACCOMMODATION COMPRISES:

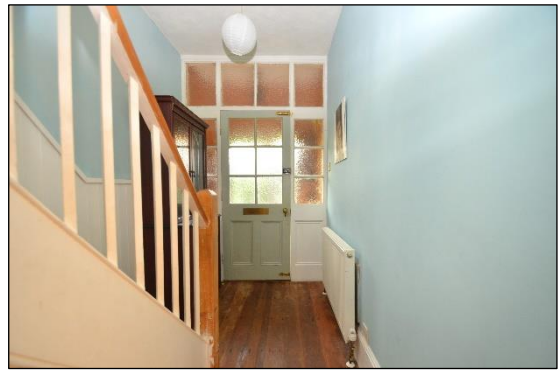
A couple of steps from the front pathway leads down to a frosted multi-paned front door with matching side panel taking you into the front porch.

FRONT PORCH

With ceramic tiled flooring, pine panelled walls and shelving, multi-paned and painted front door with matching side panel leading to:

RECEPTION HALL

Having solid wood flooring, radiator, staircase to the first floor, painted panelling to dado height, high skirting boards, under stairs recess and double glazed window overlooking the side aspect, telephone/internet point, stripped pine internal door leading to:



DINING ROOM 3.61m (11'10") x 2.74m (9'0")

With continued solid wood flooring, double glazed window enjoying a pleasant outlook over the rear garden, double radiator, floor-to-ceiling cupboard housing Ideal gas central heating boiler, breakfast bar with marble centre, archway to:



SITTING ROOM 4.19m (13'9") x 3.58m (11'9") measured into the bay.

Having a focal point dark wood fireplace and Cosy Fire woodburning stove on a black slate hearth, continued solid wood flooring, large angular bay with double glazed windows overlooking the front garden, radiator, high skirting boards and picture rail.





TURNING STAIRCASE FROM HALL TO FIRST FLOOR LANDING

Double glazed flank window, access to insulated loft space via a loft ladder.

BEDROOM ONE 3.56m (11'8") x 2.79m (9'2")

Having a large double glazed picture window enjoying a pleasant outlook over the rear gardens to light woodland, built-in storage cupboard, picture rail, radiator, stripped pine four-panelled internal door.

KITCHEN AREA 2.39m (7'10") x 2.03m (6'8")

Open plan from the dining room and with a range of wood effect wall and base units and wrap around beech block work surfaces plus coloured metro tiling over, inset stainless steel four-ring gas hob, cooker hood over and single oven under, continued dark wood flooring, double glazed window with Roman blind overlooking the side aspect, doorway to:



BEDROOM TWO 3.38m (11'1") x 3.15m (10'4") into recess.

Having a large double glazed picture window overlooking the front aspect, high skirting boards, radiator, natural wood flooring, stripped pine four panelled internal door.

MODERN SCULLERY 1.75m (5'9") x 1.42m (4'8")

Having a double glazed window enjoying a pleasant outlook over the gardens, chrome ladder style heated towel rail, black work surface with inset stainless steel sink unit with cutlery drainer and chrome swan neck easy-on mixer tap, wrap around metro tiling, recessed double glazed window enjoying a pleasant outlook over the gardens, single wall cupboard, ceramic tiled flooring, inset ceiling spotlight, UPVC double glazed stable door to outside.

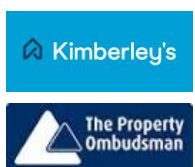


BEDROOM THREE 2.21m (7'3") x 2.08m (6'10")

Again, with large picture window enjoying a pleasant outlook over the front garden, solid wood flooring, radiator, stripped pine 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.



BATHROOM 2.08m (6'10") x 1.52m (5'0")

Re-modelled at some stage with a white suite comprising; panelled bath with chrome easy-on hot and cold taps, Triton thermostatically controlled electric shower and fully tiled surround, frosted double glazed window, low flush wc, fully tiled walls and flooring, pedestal wash basin with mixer tap, mirrored bathroom cabinet, chrome ladder style heated towel rail, four panelled internal door.



OUTSIDE

At the front of the house there is a pathway which has two granite gateposts on either side with steps leading down to a sheltered front garden with raised flowerbeds retained by random granite stocked with a wide variety of plants and shrubs including Azaleas, Hydrangeas and Evergreen Spindle. A side gateway leads alongside the property with a pathway passing a row of mature Camellias and a cold water supply on the left. This delightful south facing garden offers plenty of sunshine and shading where needed. There is several seating areas to sit and relax during the daytime through to the evening. A paved patio sits at the head of the garden with fish pool and well stocked rockeries in front. A gently sloping paved pathway leads past a greenhouse to the right and a lawned area to the left and continues down to a further seating/dining area. A large Magnolia tree takes pride of place to the right hand side and two sheds as well.



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.

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.

