



## Falmouth

**A superb individual detached property  
Currently run as a HMO with seven rentable rooms  
Bathroom, shower room and cloak room  
Fitted kitchen and separate utility room  
Sitting/dining room  
Attached garage, off road parking for five cars  
Good sized rear gardens with gated rear access  
UPVC double glazing and gas central heating  
Convenient location within one mile of the town centre and sea front  
Pending planning application**

**Guide £625,000**

**ENERGY PERFORMANCE RATING BAND D**

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

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

**REF: SK6983**



A superb and individual double fronted detached home situated in a prominent location on this tree lined avenue within one mile of Falmouth town centre and sea front.

The property is currently run as an HMO property and presently have seven tenants in residence that are renting the property until the end of term. This could allow new owners an investment opportunity with the option of renting to students for the next academic year. When the house becomes vacant, new owners also have the opportunity to convert it back to a substantial private dwelling.

The accommodation is offered in great condition throughout and comprises; on the ground floor, a spacious L-shaped entrance hall, five bedrooms, kitchen, utility room, sitting/dining room, bathroom and cloak room. on the first floor there are two further bedrooms and a shower room. Outside, the property is situated on a generous plot with a great sized garden to the rear with gated access whilst to the front there is a driveway leading to a detached garage providing substantial off road parking for five-six cars.

Dracaena Avenue is so named after the Dracaena Palms that run alongside the road that gives access to Falmouth, Penryn and the A39. Opposite the property is The Dracaena Centre, a park and green space whilst Sainsbury's and Lidl supermarkets and Falmouth Marina are close by.

*As our vendors sole agents we highly recommend an early appointment to view.*

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

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

**UPVC DOUBLE GLAZED FRONT DOOR WITH DOUBLE GLAZED SIDE PANELS PROVIDES ACCESS TO:**

##### **ENTRANCE PORCH**

Double glazed front door with double glazed side panels and fanlight to:

##### **ENTRANCE HALL**

L-shaped with doors to downstairs bedrooms, cloakroom, bathroom and kitchen, two radiators, picture rail, turning staircase to first floor landing, telephone point.

##### **BEDROOM ONE 5.16m (16'11") x 3.63m (11'11") into bow window.**

Double glazed bow window to front aspect, radiator, wooden flooring.

##### **BEDROOM TWO 4.11m (13'6") x 3.12m (10'3")**

Double glazed window to the rear overlooking the garden, radiator, wooden flooring.



##### **BEDROOM THREE 3.12m (10'3") x 3.02m (9'11")**

With a double glazed window to the rear aspect overlooking the garden, radiator, wooden flooring.



##### **BEDROOM FOUR 4.24m (13'11") x 2.69m (8'10")**

With a double glazed window to the front aspect, picture rail, radiator, wooden flooring.



##### **BEDROOM FIVE 5.16m (16'11") x 3.66m (12'0") maximum measurement into bow window.**

Double glazed bow window to the front, picture rail, TV aerial point, wooden flooring.

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.





### **CLOAKROOM**

With ceramic tiled flooring, coat hooks, radiator, additional door to:

### **WC**

Opaque double glazed window to the rear. Having a matching suite to comprise low-level flush wc and pedestal wash hand basin, wall mounted boiler.

### **BATHROOM**

Opaque double glazed window to the rear aspect. Having a matching four piece suite to comprise double shower cubicle with integrated shower over, panelled enclosed bath with mixer tap and telephone style shower attachment, pedestal wash hand basin, low level flush wc, shaving light and mirror, radiator, part tiled walls and tiled floor.



### **KITCHEN 4.11m (13'6") x 2.72m (8'11")**

Double glazed window to the side and opaque double glazed door to the side and driveway. The kitchen is fitted with a selection of base and wall mounted units, roll edge work surfaces to three sides with splash back tiling, inset single drainer stainless steel sink unit with mixer tap, space and plumbing for a range style cooker with stainless steel extractor over, space for American style fridge/freezer, radiator, wood laminate flooring, door leading to sitting/dining room.



### **SITTING/DINING ROOM 4.17m (13'8") x 2.62m (8'7")**

Double glazed patio doors leading out onto the rear garden, radiator, TV aerial point, vinyl flooring, door to utility room.



### **UTILITY ROOM 2.62m (8'7") x 1.47m (4'10")**

A part opaque double glazed door leading to the garden and double glazed window to the rear aspect, roll edge work surfaces to one side with inset double bowl stainless steel sink unit with mixer tap and cupboards under, space for fridge/freezer, space and plumbing for washing machine, door leading to the garage.

### **FROM THE ENTRANCE HALL, TURNING STAIRCASE RISES TO:**

### **FIRST FLOOR LANDING**

An open landing with Velux window to the front aspect, walk-in storage cupboard, access to eaves storage, hatch to loft space, telephone point, doors leading to bedrooms and shower room.



**BEDROOM SIX 3.25m (10'8") x 2.87m (9'5")**

With sloping ceilings, double glazed window to the front with views across to the marina and the river, Velux window to the side aspect, radiator.



**SHOWER ROOM**

With sloping ceiling and some restricted headroom. Velux window to the rear aspect. Fitted with a matching suite to comprise; double shower cubicle with wall mounted electric shower, vanity unit with oversize wash hand basin with storage under, low-level flush wc, towel rail radiator, part tiled walls, tiled floor.



**BEDROOM SEVEN 5.21m (17'1") x 3.28m (10'9")**

With sloping ceiling. A dual aspect room with double glazed window to the front enjoying views across to the marina and the river, further double glazed window to the rear, two radiators, large built-in storage cupboard, telephone point.



**OUTSIDE**

To the front of the house is a driveway laid to tarmac that provides off road parking for five-six cars and leads to the attached garage. An area laid to gravel abuts the brick walling and fencing to the front. Steps leads up to a raised patio area to the front of the property with gated access to the side and rear, block low walls to boundary with a row of mature shrubs and trees screening the property from the road.

To the rear of the property are great sized westerly facing gardens which are laid mainly to lawn with shrubs and flowering plants, red brick flowerbeds to the rear. An area laid to hardstanding sits adjacent to the gated rear access that could provide additional parking or space for a shed or garage, outside water tap. A pathway laid to hardstanding runs adjacent to the property.

**ATTACHED GARAGE 5.79m (19'0") x 3.00m (9'10")**

With metal door, light and power, windows to the rear aspect, personal door to the utility room.

**SERVICES** All mains services are connected.

**COUNCIL TAX** Band E.

**N.B** Pending planning application for a 2 bedroom detached house at rear. For further details please contact the office

**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.

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