



## Falmouth

An end of terrace house  
Convenient location for Falmouth town  
Single storey extension to the rear  
Large kitchen/dining room  
Three good sized bedrooms, one with en-suite cloakroom  
Converted attic space  
Gas central heating, UPVC double glazing  
Gardens to the rear  
Off road parking facilities  
Ideal home or investment opportunity



**Guide £285,000** Freehold

**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: SK6980



This end of terrace house has a single storey extension to the rear and is conveniently positioned for Falmouth's bustling town centre and the many facilities the area has to offer.

This versatile property would be suitable as a home or as an investment and has spacious accommodation comprising; lounge, kitchen/dining room and utility whilst on the first floor there are three good sized bedrooms (one with en-suite cloakroom) and a family bathroom/wc. Outside, to the front, there are off road parking facilities via a tarmac hardstanding and access down the side of the property to the rear garden that has areas laid to concrete, decking and lawns.

The property is well presented throughout and benefits from UPVC double glazing and gas central heating.

**As the owners sole agents, we highly recommend an early appointment to view.**

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

***THE ACCOMMODATION COMPRISES:***

Storm porch and UPVC half glazed front door leading to the kitchen/dining room.

***KITCHEN/DINING ROOM 4.83m (15'10") x 3.66m (12'0")***

Fitted with a range of matching wood effect wall and base units with chrome handles with roll top work surfaces over, circular inset stainless steel sink with chrome mixer tap and circular inset stainless steel drainer with tiled splash back, space for cooker with fitted extractor above and tiled splash back, space for refrigerator/freezer, single radiator, UPVC double glazed windows either side of the front door, inset ceiling spotlights, gas central heating boiler (serviced in July 2023), vinyl flooring, electric meters, staircase to first floor landing, door leading to lounge and access to utility room.



***UTILITY ROOM 1.70m (5'7") x 1.24m (4'1")***

Having UPVC double glazed window to the rear and half glazed UPVC door with wide window giving access to the side, space for washing machine and tumble dryer, vinyl flooring.

***LOUNGE 3.43m (11'3") x 4.85m (15'11")***

Accessed via a wooden four-panelled door, central pendant light, single radiator, UPVC double glazed window overlooking the front aspect, neutrally decorated, fitted carpet, recess in chimney breast currently housing pebble effect fire, coved ceiling.



***ADDITIONAL RECEPTION 3.25m (10'8") x 2.74m (9'0")***

Could be used as a dining room, home office or children's playroom. Having a UPVC patio door to the rear garden, radiator, carpet, central ceiling pendant light, accessed via a wooden door to:



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.

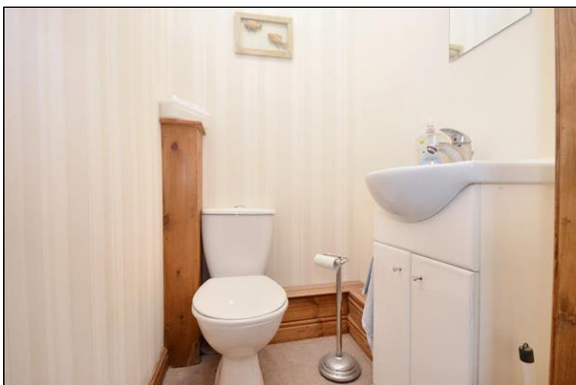


**BEDROOM ONE 2.41m (7'11") x 2.90m (9'6")** UPVC double glazed window overlooking the rear garden, carpet, radiator, central ceiling spotlights, door leading to:



**EN-SUITE CLOAKROOM**

Fitted with a white suite comprising; low-level flush wc and hand wash basin with chrome mixer tap set on a white vanity unit having storage below and fitted mirror above.



**FROM THE KITCHEN/DINING ROOM STAIRCASE LEADING TO:**

With UPVC double glazed window overlooking the rear.

**BEDROOM ONE 4.85m (15'11") x 2.62m (8'7")**

Neutrally decorated and accessed via a four-panelled wooden door. Dual aspect overlooking the front and rear of the property with UPVC double glazed windows, carpet, single radiator.



**BATHROOM 2.44m (8'0") x 2.49m (8'2")**

Fitted with a white suite comprising, ball and claw roll top bath with chrome mixer tap, separate enclosed shower cubicle housing a Neptune shower, low-level flush wc, china hand wash basin with chrome mixer tap, opaque UPVC double glazed window to the rear, fully tiled walls, central ceiling light, vinyl flooring.



**BEDROOM TWO 2.29m (7'6") x 3.58m (11'9")**

Neutrally decorated throughout and with UPVC double glazed windows overlooking the front aspect, carpet. This room has a staircase that leads up to:

**CONVERTED ATTIC SPACE 4.29m (14'1") x 3.53m (11'7")**

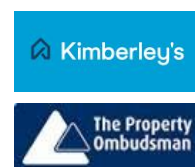
With limited headroom in parts. This additional living space could be used as an office, study or play area. With eaves storage, light and power, inset ceiling spotlights, Velux window with far reaching views, exposed beam ceiling.



**OUTSIDE**

To the front there is a concrete hardstanding providing off road parking facilities for two cars. Steps and a path leads down to the front door and also giving access to the side. The rear garden is accessed from the side or via the patio doors. Immediately adjacent to the patio doors there is an area laid to decking with the remainder of the garden being laid to concrete, shingle and lawn.

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.





**SERVICES** All mains services are connected.

**COUNCIL TAX** Band B.

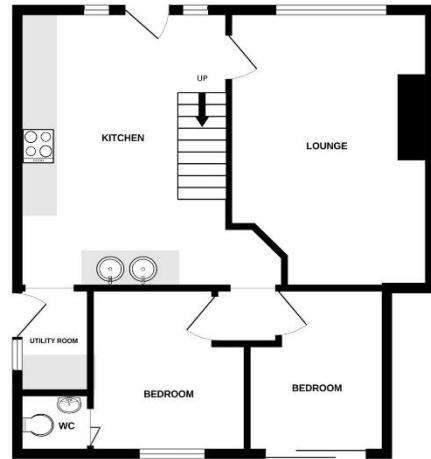
**MONEY LAUNDERING**

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.

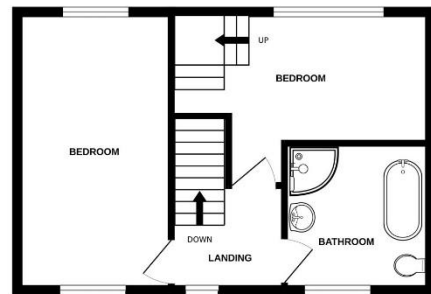
**VIEW FROM THE REAR**



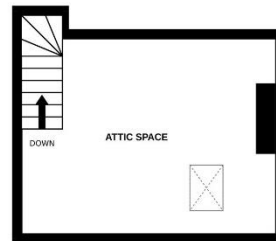
GROUND FLOOR  
568 sq. ft. (52.8 sq.m.) approx.



1ST FLOOR  
376 sq. ft. (34.9 sq.m.) approx.



2ND FLOOR  
175 sq. ft. (16.2 sq.m.) approx.



TOTAL FLOOR AREA: 1118 sq. ft. (103.9 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.  
Made with Metropix ©2024

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.

