



Falmouth

A linked detached SNW built home with sea views
Set in a favoured residential location
Lounge, fitted kitchen/dining room, cloakroom
UPVC double glazed conservatory to rear garden
Three good sized bedrooms
Spacious family bathroom & combined wc
UPVC double glazing, gas central heating
Open plan front and enclosed rear gardens
Single garage and off street driveway parking
Being sold with the benefit of 'no onward chain'



OIEO £400,000 Freehold

ENERGY EFFICIENCY RATING – BAND C

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REF: SK6855



A well presented, three bedroom link detached SNW built family home benefiting from sea views across to Falmouth Bay and set near the end of a favoured cul-de-sac at Goldenbank on the outer fringes of Falmouth town centre.

This quality home is rendered in a attractive contemporary colour which is complemented by UPVC double glazed windows and doors and has been well maintained throughout. Features of note include gas fired central heating by radiators, a focal point gas fire in the sitting room and a fully fitted kitchen with a range of fitted appliances.

The property that is being offered for sale with the benefit of 'no onward chain' offers spacious accommodation and comprises; lounge overlooking the front aspect, generous kitchen/dining room with patio doors leading to the conservatory that in turn leads to an enclosed west facing garden and a cloakroom/wc on the ground floor and to the first floor, three good sized double bedrooms and a well appointed family bathroom/wc. Outside, the property benefits from a single garage, off street driveway parking, open plan front garden and enclosed gardens to the rear.

The bustling town of Falmouth offers an eclectic range of facilities including shops, cafes, restaurant, a multi-screened cinema, The Princess Pavilion and The Poly that provides a variety of entertainment. At the end of town you will find Events Square home to the National Maritime Museum. The town itself is famous for its festivals that are held throughout the year including The Oyster and Sea Shanty Festivals. Falmouth is also proud to hold the Tall Ships Regatta 2023. Just a short distance away is Swanpool Nature Reserve, Cafe and Beach where you can enjoy kayaking and paddleboarding and Falmouth Golf Club on Swanpool Hill.

As the owner's sole agents, we highly recommend an early appointment to view.

Why not call for your appointment to view today?

THE ACCOMMODATION COMPRISES:

Half glazed UPVC door giving access to:

RECEPTION HALL

A lovely light introduction to the property with UPVC double glazed window to the side, radiator, doors to lounge and glazed door to kitchen/dining room, staircase leading to first floor landing with storage cupboard beneath, fitted carpet, door to cloakroom.



CLOAKROOM

Fitted with a white suite comprising; low-level flush wc, wash hand basin with chrome mixer tap, chrome towel rail, vinyl flooring, central ceiling light, opaque UPVC double glazed window, two panel pine internal door.

LOUNGE 3.35m (11'0") x 4.78m (15'8")

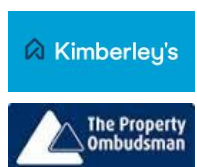
Accessed via a white two-panel wooden door, UPVC double glazed window overlooking the front with sea view, coved ceiling, radiator, central ceiling light, a focal point gas fire with slate mantle and hearth, fitted carpet.



KITCHEN/DINING ROOM 5.31m (17'5") x 2.79m (9'2")

UPVC double glazed window with roller blind overlooking the rear garden. Well equipped with a full range of light wood effect wall and base units with brushed chrome handles, black roll edge work surfaces with matching splash backs, integrated 1 1/2 bowl sink unit with chrome mixer tap, integrated Zanussi gas hob with stainless steel extractor hood over, built-in eye-level oven and grill, plumbing for washing machine and dishwasher, space for refrigerator/freezer, radiator, spotlights on stainless steel bar, sandstone flooring. Door from dining area 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.





CONSERVATORY 2.79m (9'2") x 2.90m (9'6")

Of block and UPVC double glazed construction with polycarbonate roof overlooking the west facing rear garden, double doors with cat flap; a continuation of the sandstone flooring.



FROM HALLWAY, STAIRCASE LEADING TO:

FIRST FLOOR LANDING

Access to loft space, linen cupboard housing the gas central heating boiler, access to all bedrooms and bathroom/wc combined.

BEDROOM ONE 3.07m (10'1") x 3.94m (12'11")

Access via a white panelled door, UPVC double glazed window with views of Falmouth Bay and St Anthony Lighthouse, central ceiling light, radiator, neutrally decorated, fitted carpet.



BEDROOM TWO 3.73m (12'3") x 3.45m (11'4")

Accessed via a white panelled door, UPVC double glazed window overlooking the enclosed rear west facing garden, neutrally decorated, single pendant light, fitted carpet, pedestal sink unit with hot and cold mixer tap.



BEDROOM THREE 3.05m (10'0") x 2.13m (7'0")

Accessed via a white panelled door, central ceiling pendant light, UPVC double glazed window with sea views and overlooking Falmouth Bay, fitted carpet, radiator.



FAMILY BATHROOM 2.18m (7'2") x 1.70m (5'7")

A fully tiled bathroom with white suite comprising; panelled bath with Triton shower over and glass shower screen, pedestal wash hand basin with separate chrome hot and cold taps, corner low flush wc, chrome heated towel rail, opaque UPVC double glazed window with roller blind, vinyl flooring.



OUTSIDE

FRONT GARDEN

To the front there is an open plan lawn area with a selection of mature shrubs and trees, concrete steps to the front door with wrought iron hand rail and a concrete driveway giving access to the single garage.

REAR GARDEN

The rear garden is laid to lawn and enclosed by timber fencing and a low stone wall to the rear. There is a selection of mature shrubs and trees providing a high degree of privacy. Directly behind the conservatory there is a paved patio area which is an ideal area to sit out and relax with family and friends.



SWANPOOL BEACH IS WITHIN WALKING DISTANCE



SERVICES Electricity, gas and mains drainage.

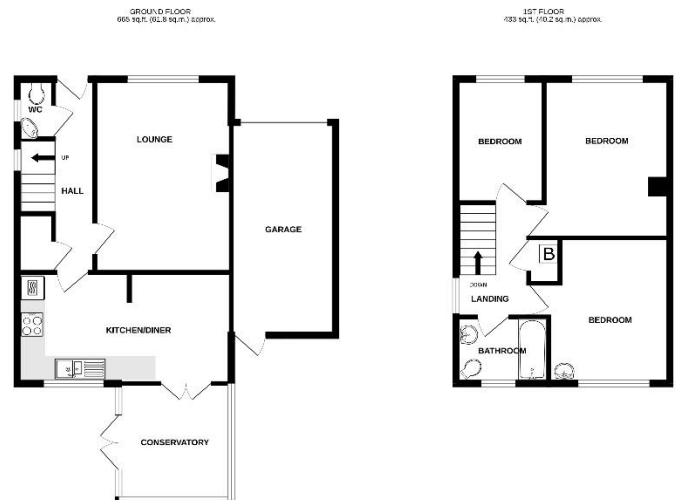
GARAGE

Of single size and with up and over door, light and power.

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.



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