



Mawnan Smith

A lovely link-detached family home
Desirable and sought after location
Favourable village setting close to school
Bright and spacious accommodation
Entrance hall, downstairs shower room/wc
Living Room, Kitchen/breakfast room, study/occasional bedroom
UPVC double glazing, oil central heating, wholly owned solar panels
Three/four bedrooms, bathroom/wc combined
Well maintained, mature gardens, workshop & wood shed
Garage and off road parking facilities



Guide £605,000 Freehold

AWAITING EPC

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

01326 311400
www.kimberleys.co.uk

REF: SK7009



Kimberley's are proud to present this superb, well maintained property that offers contemporary, light and versatile accommodation and is set in an enviable and convenient position within the popular village of Mawnan Smith.

The property has accommodation in brief comprising; entrance porch, reception hallway, shower room/wc, living room, kitchen/breakfast room, study/occasional bedroom and rear hall on the ground floor whilst to the first floor there are three spacious bedrooms and bathroom/wc combined. Outside the property, to the front, there are open plan gardens laid to shingle edged in mature shrubs and trees and a tarmac driveway leading to the single garage. To the rear, the beautifully landscaped gardens comprise of patio, lawned and decked areas with a curved pathway that takes you to the rear of the garden where you will find the workshop and wood shed cleverly hidden behind high mature shrubs.

Located just 3 miles from Falmouth, Mawnan Smith is a popular village with an attractive 15th century church which overlooks the mouth of the Helford River. Probably best known for being located close to two of Cornwall's great gardens - Trebah and Glendurgan, the village has many amenities including a highly regarded primary school, the Red Lion public house and a village convenience store. The property is also ideally situated for country walks and a short drive will take you to the sailing waters of The Helford River and Falmouth Bay.

The bustling town of Falmouth has an eclectic range of shops, cafes, restaurants and public houses as well as both junior and senior schools. Other entertainment venues include the multi-screen Phoenix Cinema, The Poly Theatre and The Princess Pavilion and gardens.

**As the vendors sole agents, we highly recommend an early appointment to view.
Why not call for your personal viewing today?**

THE ACCOMMODATION COMPRISES:

ENTRANCE PORCH 1.50m (4'11") x 1.70m (5'7")

Having a UPVC double glazed door and two UPVC double glazed windows to the front and side, flagstone flooring, half-glazed door to the hallway. A useful space for cloaks and shoes.

HALLWAY

Wooden half glazed door from the porch, turning, carpeted staircase to the first floor landing with a UPVC double glazed window at the mezzanine level, wooden flooring, under stairs storage cupboard, pendant light, radiator, door to kitchen/breakfast room and door to:



SHOWER ROOM 2.44m (8'0") x 1.02m (3'4")

Frosted UPVC double glazed window to the front elevation. Fitted with a concealed cistern low-level flush wc, wash hand basin with chrome mixer tap, fitted shower cubicle with electric mixer shower, fully tiled surround and folding glass screen, ladder style heated towel rail, central spotlights, vinyl 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.





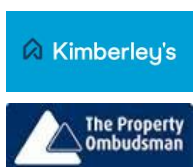
FROM HALL, DOORWAY TO:

KITCHEN/BREAKFAST ROOM 5.82m (19'1") x 4.01m (13'2") overall measurement.

Fitted with a comprehensive range of wall and base units with chrome brushed handles and roll edge work surfaces over, inset 1 1/2 bowl stainless steel sink unit with chrome mixer tap and tiled splash back above, space for refrigerator/freezer, space for microwave, built-in double oven with hob to one side having an extractor fan over, useful pantry cupboard with automatic light, cream flagstone flooring with under floor heating, island unit with solid oak block work surface over, inset ceiling spotlights, two Hurricane style drop lights in the dining area and UPVC double glazed door to the rear garden, archway to rear hall.



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REAR HALLWAY UPVC double glazed door to rear garden, useful full height pantry cupboard.

DOOR FROM KITCHEN BREAKFAST ROOM TO:

LOUNGE 5.21m (17'1") x 3.30m (10'10") including bay and fireside recesses.

Large UPVC double glazed picture window overlooking the front aspect, stone hearth set into chimney breast with woodburning stove and floating solid oak mantle above, dado rail, ceiling pendant light, carpet, radiator, glazed double doors leading to:



STUDY/OCCASSIONAL BEDROOM FOUR 2.92m (9'7") x 2.84m (9'4") plus fitted storage.

UPVC double glazed picture window to the rear elevation, storage cupboard, radiator, dado rail, inset ceiling spotlights, carpet.

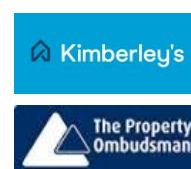


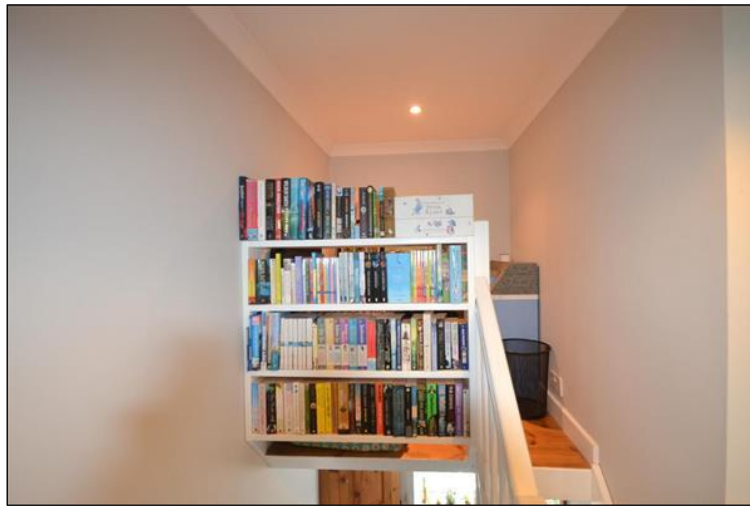
FROM ENTRANCE HALLWAY, STAIRS TO:

FIRST FLOOR LANDING

En-trend oak panelled doors leading to all bedrooms and bathroom, airing cupboard, radiator, narrow staircase rising to a **mezzanine small study area 1.35m (4'5") x 1.27m (4'2")** with central spotlight, electric point and shelving for books etc.

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BEDROOM ONE 4.78m (15'8") x 2.90m (9'6")

Dual aspect with UPVC double glazed windows to the side and rear, built-in wardrobes, radiator, pendant light, carpet.



FAMILY BATHROOM 2.59m (8'6") x 1.78m (5'10")

With UPVC double glazed window to the front elevation with Roman blind. Fitted with a modern suite in white comprising; P-shaped bath with chrome mixer tap, electric shower, curved shower screen and tiled surround, ceramic sink unit with chrome hot and cold taps set on a white vanity unit, low-level flush wc, panelled walls to dado height, ladder style heated towel rail, inset ceiling spotlights, vinyl flooring.



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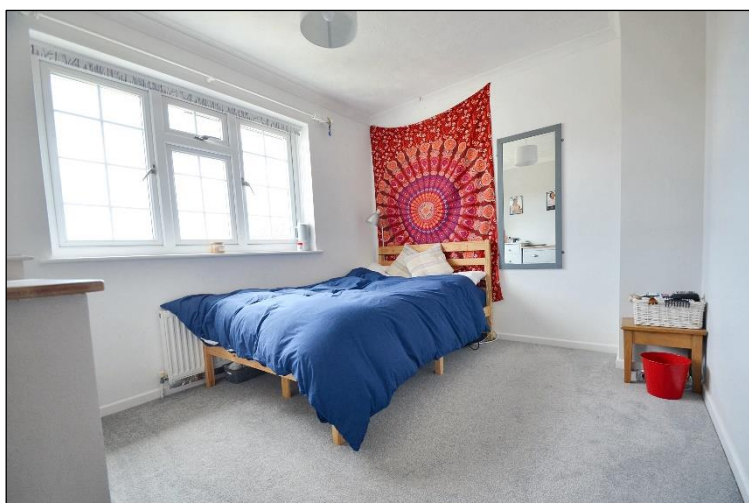
BEDROOM TWO 4.17m (13'8") x 2.36m (7'9")

UPVC double glazed window to the rear garden, panelled wood headboard, fitted wardrobe, radiator, ceiling pendant light, carpet.

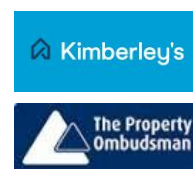


BEDROOM THREE 3.33m (10'11") x 2.84m (9'4")

UPVC double glazed window overlooking the front, central ceiling light, radiator, carpet.



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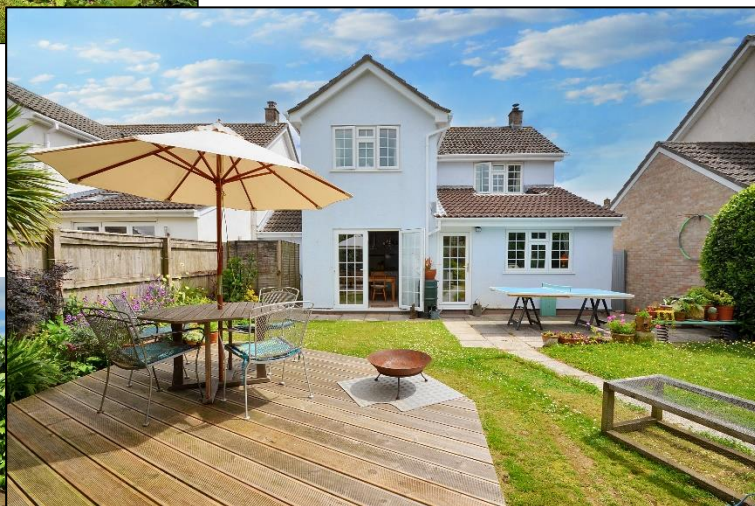
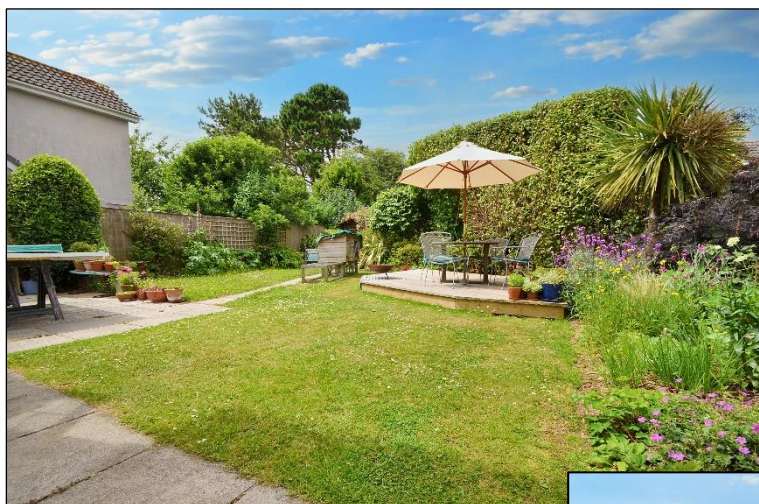


OUTSIDE

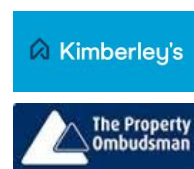
GARDENS

To the front there are open plan front gardens laid to shingle surrounded by mature plants, shrubs and trees and a tarmacadam driveway providing off road parking facilities for several vehicles in front of the single garage.

To the rear, the garden is laid to paving that spans the width of the property where a water butt is located. A paved patio leads to a winding path bisecting areas of lawn and in turn leading to a decked area which is an ideal area for alfresco entertaining. the path continues to the **WORKSHOP 4.83m (15'10") x 2.39m (7'10")** which has light and power plus a wood store that is hidden behind the mature trees and hedging. The garden is bordered by closed board fencing and there is a gate to the rear that leads down to the local primary school. To the side of the property there is a cold water shower immediately behind the garage. There is a bolted timber gate from the front that gives access to the rear.



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GARAGE

A spacious garage with a utility area having fitted wall and base units, inset stainless steel sink and plumbing for washing machine, space for washer/dryer, light and power and up and over door to the front.

SOLAR PANELS The property has wholly owned solar panels.

SERVICES Mains drainage, water and electricity, oil central heating boiler, light and power and up and over door to the front.

COUNCIL TAX Band E.

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.

INSERT FLOOR PLAN HERE

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