



## Falmouth

A link detached family home  
Built by Messrs SNW Homes  
Popular residential location on the outskirts  
Being sold with the benefit of 'no onward chain'  
UPVC double glazed windows, front and patio doors  
Gas central heating by radiators  
Sitting room with brick fireplace and fitted gas fire  
Re-fitted kitchen/dining room with appliances  
Three good bedrooms, re-modelled bathroom/wc  
Attached garage and parking, large lawned gardens



**Guide £385,000** Freehold

**ENERGY EFFICIENCY RATING  
BAND C**

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REF: SK7002



We are delighted to offer as our clients sole agents, this three bedroom linked detached family home which is set in a popular residential location at Goldenbank on the outskirts of Falmouth town centre.

The property was built in the 1980's by Messrs SNW Homes on one of the first phases of this sought after development and as you can see, there are attractive red brick elevations complemented by UPVC double glazed windows and doors making the property virtually maintenance free outside. The house has been let to the same tenants for over the past decade and during that time they, along with our clients have looked after the property well and now comes to the market with 'no onward chain'. Features of the property include gas fired central heating by radiators, a focal point red brick fireplace with independent gas fire in the sitting room, a re-fitted kitchen with oven and hob and white panelled internal doors.

The accommodation in brief includes a reception hall, sitting room, door leading to a kitchen/dining room which has patio doors overlooking and leading into the large rear garden. The first floor has three good bedrooms, distant views to Falmouth Bay across the rooftops and a re-modelled bathroom/wc combined. Outside the property there is an attached garage, driveway parking, open plan gardens to the front and at the rear, large gardens which ideal for children and pets.

The house is ideally located for access to Swanpool and Maenporth Beaches, Falmouth Golf Club, local facilities at Boslowick and highly regarded local schooling. Our popular town centre is within easy driving distance by public transport and this offers a wide range of shops, cafes, restaurants and bars, The Phoenix multi-screen cinema, The Poly Theatre and the Princess Pavilion that provides a variety of entertainment to suit all tastes. The Events Square is home to the National Maritime Museum and the town itself plays host to a diary of festivals throughout the year including The Oyster Festival, Sea Shanty Festival and Falmouth Week which boasts a variety of sailing and shoreside events.

**An early viewing is essential to secure this fine property.**

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

**THE ACCOMMODATION COMPRISES:**

UPVC double glazed front door to:

**RECEPTION HALL**

Radiator, fitted carpet, staircase to first floor, coved ceilings, door leading to:

**SITTING ROOM 4.34m (14'3") x 3.81m (12'6") into recess.**

A lovely bright main reception room which gets plenty of morning sunshine that streams in through UPVC double glazed windows which overlook the front aspect, a focal point red brick fireplace, inset gas coal effect fire set on a black slate hearth with matching mantle over, radiator, fitted carpet, coved cornicing, under stairs storage cupboard, doorway to:



**KITCHEN/DINING ROOM 4.72m (15'6") x 3.23m (10'7")**

Well equipped with a full range of matching wall and base units in pale grey with complementary black door furniture, granite effect roll top work surfaces and ceramic tiling over, inset four-ring gas hob with cooker hood over and single fan assisted oven under, plumbing for dishwasher and space for under counter refrigerator and freezer, wall mounted Gloworm gas central heating boiler, deep storage cupboard, vinyl flooring, two sets of spotlights on tracking, double glazed window overlooking the garden, double glazed door, fixed side panel and cat flap overlooking and leading to the rear gardens, vinyl flooring, space for dining table and chairs, double radiator.

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.



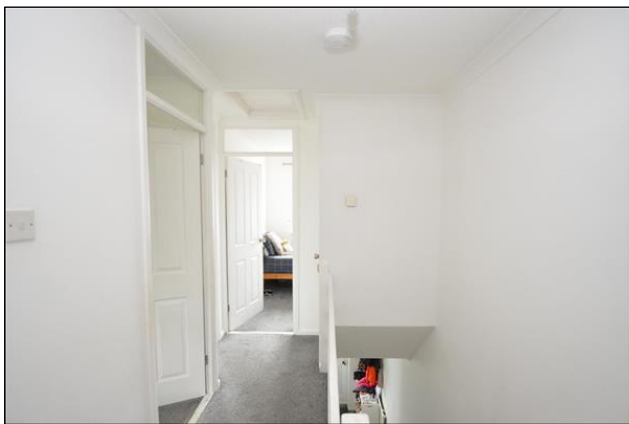




**STAIRCASE FROM HALL TO:**

**FIRST FLOOR LANDING**

Access to insulated loft space, airing cupboard with lagged copper cylinder and immersion.



**BEDROOM ONE 4.22m (13'10") x 2.84m (9'4")**

Having a double glazed window enjoying delightful views over the rear gardens, radiator, fitted carpet, white panelled internal door, coved cornice.



**BEDROOM TWO 3.45m (11'4") x 2.57m (8'5")**

Another good double bedroom having UPVC double glazed windows enjoying delightful views from the front aspect across to Falmouth Bay in the distance, radiator, fitted carpet, white panelled internal door.



**BEDROOM THREE 2.39m (7'10") x 2.13m (7'0")**

Again, with double glazed window enjoying much the same views as bedroom two, fitted carpet, radiator, white panelled internal door.

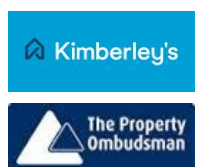


**BATHROOM 2.13m (7'0") x 1.65m (5'5")**

Re-modelled with a white suite comprising; panelled bath, contemporary chrome mixer tap, chrome mixer shower, fully tiled surround and folding glass screen, china wash hand basin with contemporary chrome mixer tap and tiled splash back over, low flush wc, frosted double glazed window, heated towel rail, vinyl flooring, white panelled internal door.



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## **OUTSIDE**

### **ATTACHED GARAGE 5.18m (17'0") x 2.59m (8'6")**

With pitched roof giving eaves storage areas, lighting and power, plumbing for washing machine, personal door to garden. There is parking for two vehicles in front of the garage if parked sensibly.

### **GARDENS**

At the front of the property there are open plan lawns and pathway leading to the front door.

At the rear of the house there are large gardens with a paved and gravelled pathway which continues around to the personal door at the rear of the garage. From the pathway, steps lead up to a full width level gravelled patio area and a long gently sloping lawn which is well fenced on either side making this an ideal child friendly garden.

**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.



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