



Falmouth

A modern semi-detached house
Built by Messrs Wainhomes
Sold with the benefit of 'no onward chain'
Popular residential location
Walking distance of Swanpool Beach and Nature Reserve
Good sized lounge and kitchen/dining room, cloakroom/wc
Four good sized bedrooms (principal en-suite)
Family bathroom/wc combined
Allocated parking space and garage
Front and rear lawned gardens



Guide £425,000 Freehold

**ENERGY EFFICIENCY RATING
BAND B**

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

01326 311400
www.kimberleys.co.uk

REF: SK7015



This beautifully well presented, three storey, four bedroom semi-detached family home built by Messrs Wainhomes is being offered for sale with the benefit of 'no onward chain'.

Rosva Morgowr is ideally located for access to Swanpool Beach and Nature Reserve, the parade of shops of Boslowick and the Co-op convenience store opposite and Boslowick Garage at the foot of Penmere Hill that also has a convenience store.

This modern home has accommodation in brief comprising; hallway, downstairs cloakroom/wc, lounge and kitchen/dining room on the ground floor. To the first floor there are three bedrooms and a bathroom/wc combined and to the second floor there is another bedroom with an en-suite shower room. Outside the property there is an open plan front garden with a paved pathway that leads to the front door and around the side to the rear. To the rear there are areas of decking and lawned gardens with a pathway running to the rear of the plot and steps leading up and giving access to the garage block where the single garage is located with a numbered parking space in front.

We highly recommend an early appointment to view.

Why not call for your personal appointment to view today?

THE ACCOMMODATION COMPRISES:

Composite door with half glazed leaded light inserts to:

ENTRANCE HALLWAY

Openreach internet point, radiator, central pendant light, white panelled doors leading to all principal rooms.

CLOAKROOM/WC 0.97m (3'2") x 2.01m (6'7")

This houses the electricity meters, radiator, low-level flush wc, wash hand basin, radiator, vinyl flooring, opaque UPVC double glazed window.



LOUNGE 4.50m (14'9") x 3.81m (12'6")

Of an irregular shape and with UPVC double glazed window overlooking the front aspect with shutters, carpet, ceiling pendant light, smoke detector, under stairs storage cupboard TV aerial point.



KITCHEN/DINING ROOM

KITCHEN 2.51m (8'3") x 2.95m (9'8")

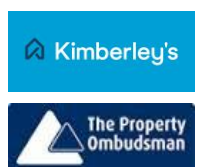
UPVC double glazed window to the rear elevation. Fitted with a comprehensive range of high gloss white wall and base units with chrome handles, roll top work surfaces and tiled splash backs, inset 1 1/2 bowl stainless steel sink unit with chrome mixer tap, integrated refrigerator/freezer, dishwasher and washing machine, Ideal Logik combination boiler serving heating and hot water, built-in Zanussi oven and hob with stainless steel extractor above, spotlights on tracking, vinyl flooring.



DINING AREA 3.00m (9'10") x 2.26m (7'5")

Having a central pendant light, vinyl flooring, radiator and UPVC double glazed French doors which lead out onto the enclosed rear garden.

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.





STAIRS FROM HALL TO FIRST FLOOR

BEDROOM ONE 1.90m (6'3") x 2.69m (8'10")

UPVC double glazed window with shutters, central pendant light, radiator, carpet.



BEDROOM TWO 2.51m (8'3") x 2.77m (9'1") plus 1.07m (3'6") x 0.79m (2'7") of an irregular shape.

UPVC double glazed window with shutters, central pendant light, radiator, carpet.



FAMILY BATHROOM

Opaque UPVC double glazed window. Fitted with a white suite comprising; handled and panelled bath with Mira shower, tiled surround and glass screen, pedestal wash hand basin with chrome mixer tap, low-level flush wc, chrome ladder style heated towel rail, vinyl flooring.



BEDROOM THREE 3.23m (10'7") x 3.00m (9'10")

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

STAIRS TO SECOND FLOOR

With central ceiling light, fitted carpet, UPVC double glazed window.

BEDROOM FOUR 3.51m (11'6") x 4.78m (15'8") plus recesses either side. 1.14m (3'9") x 0.69m (2'3")

Having access to the loft, carpet, dual aspect UPVC double glazed windows overlooking the front and the rear with shutters, radiator, carpet, door to:



EN-SUITE SHOWER ROOM 1.19m (3'11") x 2.18m (7'2")

Fitted with a white suite comprising double shower cubicle with mixer shower, tiled walling and glass shower screen, low-level flush wc, pedestal wash hand basin with chrome mixer tap, chrome ladder style radiator, 1/2 tiled walls, extractor fan, vinyl flooring.



GARDENS

Outside the property there is an open plan front garden with a paved pathway that leads to the front door and around the side to the rear. To the rear there are areas of decking and lawned gardens with a pathway running to the rear of the plot and steps leading up and giving access to the garage.



GARAGE

Located in a block and of single size and with up and over door, light and power. There is a numbered parking space in front of the garage.



SERVICES All mains services are connected.

COUNCIL TAX Band D.

SERVICE CHARGE To be confirmed.

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.

SERVICE CHARGE

There is an estate service charge, approximately £165 per year.

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