



## Falmouth

A superb end of terrace family home  
Set in a delightful location on the green  
Elevated views to the river and marina  
Beautifully presented accommodation  
UPVC double glazing, gas central heating by radiators  
Sitting room, fitted kitchen/dining room  
Sun room at the rear, ground floor cloakroom/wc  
Three bedrooms, modern bathroom/wc  
Fabulous terraced rear gardens and access  
Viewing highly recommended



**Guide £275,000** 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: SK7029



This fabulous, three bedroom, end of terrace home that has enjoyed the same ownership for quite a number of years, faces an open green area and enjoys superb elevated views across the roof tops to the Penryn River, Falmouth Marina and the shoreline/countryside beyond.

This wonderful house has been a family home providing spacious accommodation which has been beautifully maintained in bright Mediterranean beach style themes and is packed with features including gas fired central heating by radiators, UPVC double glazed windows and doors, a combination of hard wearing wood finish flooring and fitted carpets, glazed multi-paned doors to the ground floor and four-panelled doors to the first floor bedrooms.

The accommodation in sequence includes; a reception hall, sitting room, inner hallway with ground floor cloakroom, fitted kitchen/dining room overlooking the rear gardens and a sun room. A staircase from the reception room takes you to the first floor where you will find three bedrooms (two with superb views) and a modern bathroom/wc in white.

Outside, at the rear, there are sunny mature gardens in terraces for ease of maintenance and these enjoy a sheltered aspect which is ideal for relaxing and entertaining your family and friends. There are a number of freestanding potted plants and trees within the garden which may appear in the photographs but are not included in the sale.

The house is just a short distance from Dracaena Avenue, Sainsbury's and a slightly longer walk to the Lidl supermarket at Ponsharden. You can enjoy an almost level walk along the riverside from North Parade down to Greenbank in one direction and up Dracaena Avenue into The Moor end of the town.

**As our clients sole agents, we thoroughly recommend an immediate viewing to secure this fine property.**

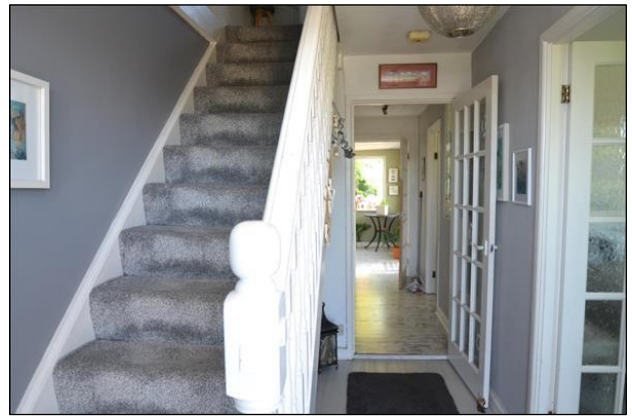
**Why not call for an appointment to view today?**

#### **THE ACCOMMODATION COMPRISES:**

UPVC double glazed front door with frosted privacy panel and matching side panel to:

#### **RECEPTION HALL**

A bright introduction to the home featuring hard wearing wood finish flooring, radiator, staircase to first floor landing, under stairs recess, multi-paned door to inner hall, second multi-paned door to:



#### **SITTING ROOM 4.37m (14'4") x 3.71m (12'2")**

A delightful and bright main reception room which enjoys a lovely outlook through broad UPVC double glazed windows across the green outside to the Penryn River, The Marina, The Wharfside and surrounding shoreline, fitted carpet, double radiator, TV aerial point, TV aerial point.



#### **MULTI-PANED DOOR FROM RECEPTION HALL TO:**

#### **INNER HALLWAY**

Featuring distressed beach hut style hard wood wearing wood finish flooring, cloaks cupboard with consumer box, multi-paned doors to kitchen/dining room and the rear garden room.

#### **CLOAKROOM/WC**

With a white suite comprising; low flush wc, wash hand basin set on a tiled surface, painted panelling to dado height, frosted single glazed window, continued hard wearing wood finish flooring, four-panelled internal door.

#### **KITCHEN/DINING ROOM 4.39m (14'5") x 2.90m (9'6")**

Well equipped with a range of matching wall and base units which has wrap around roll top work surfaces and ceramic tiling over, single drainer stainless steel sink unit with chrome easy-in mixer tap over, space for freestanding gas cooker, space for under counter refrigerator and freezer, plumbing for washing machine and dishwasher, radiator, double glazed picture window and Venetian blind enjoying delightful

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.

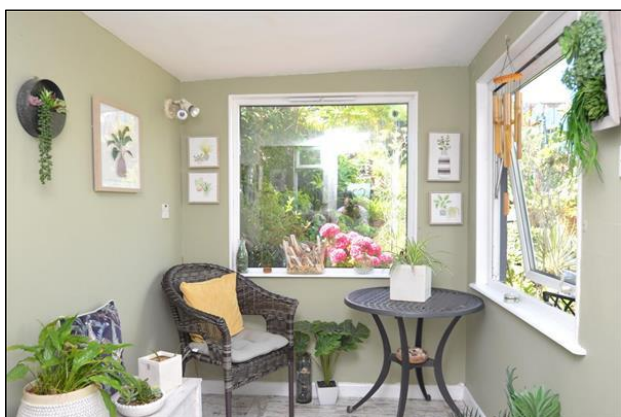


views over the fabulous gardens at the rear, continued beach hut style flooring, spotlights on tracking, frosted multi-paned door.



**GARDEN ROOM 2.69m (8'10") x 1.83m (6'0")**

Enjoying a bright dual aspect with double glazed windows enjoying lovely views over the patio and gardens, double glazed back door, continued beach hut style flooring.



**TURNING STAIRCASE WITH FITTED CARPET TO:**

**FIRST FLOOR LANDING**

Access to insulated loft space.

**BEDROOM ONE 3.68m (12'1") x 3.10m (10'2") plus 1.27m (4'2") x 0.86m (2'10")**

A generous and bright main bedroom which enjoys fabulous views through the broad UPVC double glazed window across the green to the Penryn River, Marina, Wharfside and surrounding coastline, central ceiling light, radiator, built-in double fitted wardrobe cupboard with louvre doors, fitted carpet, limed oak finish four-panelled internal door.



**BEDROOM TWO 4.09m (13'5") x 2.90m (9'6")**

Another good double bedroom which has double glazed windows with Venetian blinds enjoying a delightful outlook over the fabulous gardens to the rear, fitted carpet, central ceiling light, radiator, limed oak style four-panelled internal door.



**BEDROOM THREE 3.12m (10'3") x 1.85m (6'1") narrowing to 1.83m (6'0")**

Of a slightly irregular shape and enjoying fabulous views to the river (same as bedroom one), fitted carpet, radiator, limed oak finish four-panelled internal door.

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.





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

Luxuriously appointed with a white suite comprising: panelled bath contemporary chrome mixer taps, Triton T80 thermostatically controlled electric shower, fully tiled surround and shower screen, pedestal wash basin with contemporary chrome mixer tap, low flush wc, hard wearing wood finish flooring, chrome ladder style heated towel rail, frosted double glazed window with Venetian blind, limed oak finish four-panelled internal door.



### **OUTSIDE**

In front of the property there are raised well stocked gardens with a variety of plants and shrubs and paved steps leading up to the front door. At the rear of the house there are delightful south and west facing gardens which are ablaze with colour and enjoying a good degree of sheltered privacy and seclusion. Steps lead from the patio up to the top of the garden bisecting easily maintained landscaped areas on either side. A pedestrian gate leads onto a road with unrestricted parking. You will see from the photograph that there are a number of freestanding pots which will not be staying in the garden.



### **SERVICES**

Mains drainage, water, electricity and gas.

### **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.

Approx Gross Internal Area  
81 sq m / 878 sq ft



Ground Floor  
Approx 48 sq m / 521 sq ft

First Floor  
Approx 42 sq m / 457 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Some of items such as bathroom suites are representations only and may not look like the real items. Made with iMeasure Property 365.

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.

