



Penryn

A quirky town house with accommodation on four floors
Set in one of the oldest streets in Penryn
Considered ideal as a home or investment
Being sold as a 'chain free' transaction
Gas central heating by radiators (new boiler)
Two reception rooms, light oak fitted kitchen
Two double bedrooms (both en-suite)
Principal bathroom with spa bath and sauna
Large integral garage and workshop
Only a couple of minutes walk into the town



Guide £325,000 Freehold

**ENERGY EFFICIENCY RATING
BAND D**

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www.kimberleys.co.uk

REF: SK7027



If you are looking for a home that says 'highly individual' and just a little different from a normal dwelling, then this quirky town house with accommodation on four floors set in the conservation area on one of Penryn's oldest streets may just be the home you have been waiting to find!

This tall well presented town house is set at Bohill and backing onto the Harbour Village and has been the perfect home for our clients since 2009 and during that time, this versatile property has been variously a permanent residence, a good 'lock-up and leave' and an investment whilst they were away travelling the world.

Number 37a with two-storey elevations at the front and three to the rear, this quirky home offers multi-level living quarters we have not seen before. The ground floor has a dining hall, a fitted kitchen in light oak, a sitting room and a staircase to the lower ground floor which has a utility area, a luxurious principal bathroom with jacuzzi bath and sauna and finally, a personal door that takes you into a large garage/workshop. Returning to the ground floor, a staircase leads up to the first floor and an L-shaped main bedroom and en-suite shower room, a inner landing with shower and wc forming an en-suite for the second double bedroom, reached by a staircase.

This delightful property is packed with features including gas fired central heating by radiators (new boiler recently), wooden sash windows (all with removable secondary glazing), a wealth of natural woodwork, inset ceiling spotlights, a built-in speaker sound system and a fitted kitchen with built-in appliances. In short, a home that anyone could move straight into and live in successfully from the day of completion.

Our clients have already secured their next home and are selling the property as a 'chain free' transaction which allows a motivated purchaser to conduct a speedy purchase.

As our clients sole agents, we strongly recommend an immediate viewing to secure this amazing property.

Why not call for a personal viewing today?

THE ACCOMMODATION COMPRISES:

A wooden stable door takes you into:

RECEPTION/DINING HALL 4.39m (14'5") x 2.36m (7'9")

A spacious introduction to the home with slate tiled flooring which continues to the inner hallway, double radiator, electric consumer box and Smart Meter, a range of light oak fronted wall and base units, solid pine work surfaces, monopitch roof of tinted triple

wall polycarbonate, serving hatch to kitchen with folding pine glazed window, built-in speaker cables, folding pine glazed door leading to the inner hallway.



INNER HALLWAY

With staircase to first floor, access to sitting room and a doorway to:

KITCHEN 2.82m (9'3") x 2.36m (7'9")

A comprehensively fitted kitchen which has a full range of wrap-around light oak fronted wall and base units, solid pine work surfaces, inset four-ring gas hob with extractor hood over and oven with separate grill under, double bowl double drainer stainless steel sink unit with chrome swan neck mixer tap, concealed dishwasher, refrigerator and freezer, ceramic tiled walls, wine rack, inset ceiling spotlights, continued dark slate tiled flooring, mottled glass brickwork, BT telephone point.



SITTING ROOM 4.17m (13'8") x 3.38m (11'1")

A bright south facing reception room which has two multi-paned sash windows with removable secondary glazed panels, Venetian blinds, focal point dark wood and tiled fireplace, inset gas fire on a dark slate hearth, TV aerial point, telephone point, satellite TV connection, built-in speaker wiring connected to speaker selection unit for individual rooms, engineered oak flooring, vertical contemporary radiator, inset ceiling spotlights with dimmer switches, two wall mounted spotlights, staircase to lower ground floor.

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.





TURNING STAIRCASE FROM INNER HALLWAY TO:

FIRST FLOOR LANDING

With engineered oak flooring, door to:

PRINCIPAL BEDROOM 4.17m (13'8") x 2.59m (8'6") plus 2.31m (7'7") x 1.85m (6'1")

A spacious and bright south facing main bedroom which has twin multi-paned sash windows overlooking the front, continued engineered oak flooring, two radiators, second sash window to the side making this a dual aspect, telephone point, inset ceiling spotlights, built-in speaker system in ceiling, TV aerial point, four-panelled internal door to:



EN-SUITE SHOWER ROOM 1.75m (5'9") x 1.75m (5'9")

With a white suite comprising large corner semi-quadrant fully tiled shower cubicle with chrome mixer shower and rainfall head, curved shower screen, low flush wc, half tiled walls, pedestal wash basin with chrome swan neck mixer tap and tiled splash back, fitted glass shelf, shaver point, chrome heated towel rail, blue corner bathroom cabinet, extractor fan, multi-paned sash window, slate tiled flooring, inset ceiling spotlights.



FOUR-PANELLED INTERNAL DOOR FROM THE LANDING TO INNER LANDING FORMING AN EN-SUITE FOR THE TOP FLOOR BEDROOM.

SHOWER AREA

With slate tiled flooring, corner wash hand basin with chrome mixer tap, half tiled walls, fitted mirror, glass shelf and shaver point over, step-up fully tiled shower cubicle with chrome mixer shower and folding glass screen, extractor vent, inset ceiling spotlight, chrome ladder style heated towel rail, pine door to:



WC

With low flush wc and half tiled walls, extractor fan, spotlights.

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TURNING STAIRCASE TO SECOND FLOOR

A bright dual aspect room with a large Velux window facing south and two smaller ones to the return side, plenty of eaves storage, double radiator, built-in speaker point, telephone and aerial points, over bed spotlights, pitched roof with limited headroom in parts.



STAIRCASE FROM THE SITTING ROOM TO:

LOWER GROUND FLOOR

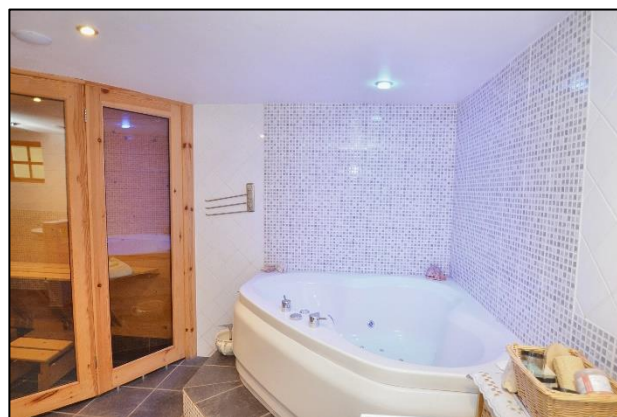
UTILITY AREA

A range of high gloss white floor-to-ceiling storage cupboards, recessed double wall cupboard set over a roll top work surface which has an inset stainless steel sink unit and chrome mixer taps and single base unit under, space and plumbing for washing machine, inset ceiling spotlights, chrome ladder style heated towel rail, internal fire door to the garage/workshop, four panelled internal door to:



LUXURY BATHROOM

A fabulous L-shaped luxury bathroom with a white suite comprising; a large corner spa bath having ceramic tiling over and inset blue mood lighting above, extractor fan, pedestal hand wash basin with contemporary chrome mixer tap, low flush wc, double radiator, fully tiled walls, slate tiled flooring, inset spotlights and ceiling speaker system, telephone point, fully glazed pine door to:



SAUNA ROOM

Pine boarded with Nordic electric sauna system.



GARAGE/WORKSHOP 4.32m (14'2") x 4.22m (13'10")

being the maximum measurement and having a remote controlled up and over door, lighting and power, wall mounted Worcester gas central heating boiler (new 2023) which is under the remainder of a 10 year guarantee, wall mounted gas meter, fire door to the house ceiling speakers and water tap.

COUNCIL TAX Band C.

SERVICES

Mains gas, electricity, water and drainage.

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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