



## Falmouth

A superb detached Zero Carbon Smart Home  
Built by sustainable builders, Messrs Verto Homes  
Three good sized bedrooms to the ground floor  
Family bathroom/wc & en-suite to principle bedroom  
Open plan living/kitchen/dining room  
Private roof terrace and balcony  
Off street parking and garage  
Walking distance to beaches and golf course  
Air source heat pump system  
Sold with the benefit of 'no onward chain'



**Guide £695,000** Freehold

**ENERGY EFFICIENCY RATING  
BAND A**

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

01326 311400  
[www.kimberleys.co.uk](http://www.kimberleys.co.uk)

REF: SK7031



A fantastic opportunity to own this Zero Carbon Smart Home with delightful and spacious contemporary three bedroom, detached accommodation overlooking the Fairways and Greens of Falmouth Golf Club and within walking distance of Swanpool Beach and Nature Reserve.

This three bedroom home has been built to a very high standard and offers flexible and spacious reverse-level accommodation comprising; three bedrooms (principal en-suite), bathroom and garage to the ground floor, whilst to the first floor there is a light and airy living/kitchen/dining room opening out onto the roof terrace with its panoramic seating area plus a cloakroom/wc combined. Outside, there is an attached garage with off road parking facilities to the front, an area of open plan lawn to the front and gardens to the side and rear laid to lawn and shingle. The property incorporates a smart home control system making this lovely home energy efficient.

The Green in an exciting development of Zero Carbon Smart Homes set within a popular location close to Falmouth Golf Club, Swanpool Beach and Nature Reserve. The bustling harbourside town of Falmouth is popular with locals and visitors alike and offers many retail and recreational facilities including The Princess Pavilion Gardens and Theatre, The Poly Theatre, The National Maritime Museum and a multi-screen cinema. Throughout the year Falmouth plays host to a number of festivals including The Sea Shanty and Oyster Festivals plus Falmouth Week with its sailing and shoreside events. Falmouth's famous sea front is always a hive of activity with walks around Pendennis Point and along the sea front taking you past Castle and Gyllyngvase Beaches.

**An early viewing is highly recommended to fully appreciate the accommodation on offer.**

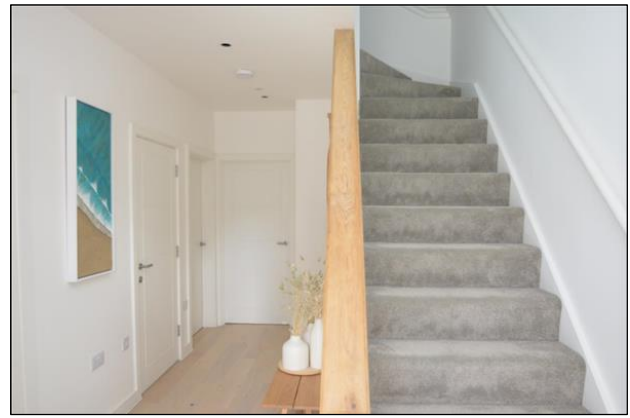
**Why not call for your personal appointment to view today?**

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

UPVC contemporary front door to:

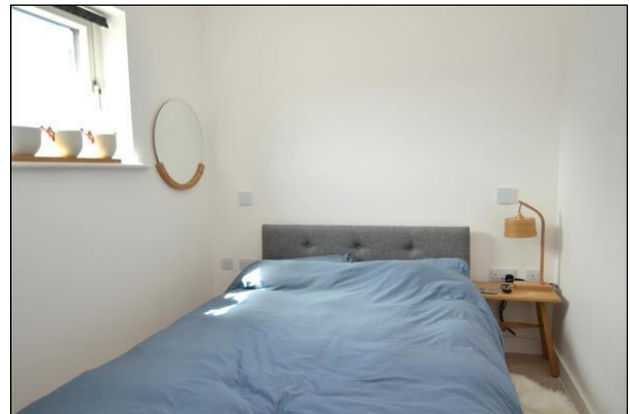
#### **ENTRANCE HALL**

With access to all bedrooms and bathroom/wc, carpeted staircase with handrail to the first floor, inset ceiling spotlights, smoke detector, cupboard housing air source heat pump and hot water tank.



#### **BEDROOM THREE 2.59m (8'6") x 2.18m (7'2")**

UPVC double glazed window overlooking the front, neutrally decorated, fully fitted wardrobes, inset ceiling spotlights.



#### **BEDROOM TWO 2.64m (8'8") x 3.53m (11'7")**

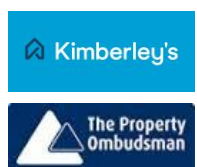
UPVC double glazed door leading out to the private enclosed garden, neutrally decorated, fully fitted wardrobes, inset ceiling spotlights.



#### **FAMILY BATHROOM 2.62m (8'7") x 1.93m (6'4")**

With a white suite comprising; panelled bath with chrome taps inset into wall, drench head and hand held shower attachment, tiled walls, folding glass shower screen, wall hung wash hand basin with chrome mixer tap and vanity drawer below, mirrored bathroom cabinet, low-level flush wc, chrome heated towel rail.

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.







**PRINCIPLE BEDROOM 2.46m (8'1") x 2.90m (9'6")**

UPVC double glazed window overlooking the enclosed rear garden, neutrally decorated, inset ceiling spotlights, fitted wardrobes, door to:



**EN-SUITE SHOWER ROOM 3.07m (10'1") x 1.30m (4'3")**

A double walk-in shower cubicle with drench head and glass screen, wash hand basin with vanity drawer underneath, vanity mirror, wall hung low-level flush wc, ladder style chrome heated towel rail, UPVC double glazed window overlooking the rear aspect.



**FROM HALL, STAIRCASE TO:**

**OPEN PLAN LIVING/KITCHEN/DINING ROOM 4.39m (14'5") x 7.67m (25'2")**

**KITCHEN AREA**

Fitted with a range of white fronted wall and base units with work surfaces over and ceramic tiled splash backs, built-in Neff oven and hob, stainless steel under slung inset sink with chrome mixer tap, return units to include breakfast bar, UPVC double glazed window overlooking the rear, inset ceiling spotlights.



**LOUNGE/DINING AREA**

Bi-fold doors leading out onto a private roof terrace, a great place for relaxing and entertaining during the summer months, TV aerial point, inset ceiling spotlights.





**COUNCIL TAX** Band E.

**SERVICE CHARGES** Approximately £291 per annum.

**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.

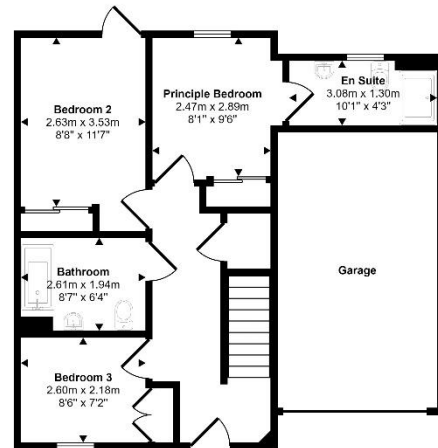
**OUTSIDE**

**ATTACHED GARAGE**

Of single size with an electric up and over roller door to the front and accessed via a tarmac driveway.

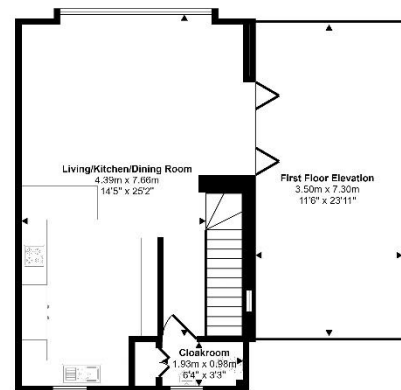
**GARDENS**

To the front of the property there is an open plan area of lawn and to the rear, the gardens are laid to lawn and shingle, enclosed by timber fencing.



Ground Floor  
Approx 69 sq m / 747 sq ft

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First Floor  
Approx 47 sq m / 501 sq ft

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