



Falmouth

A good sized semi-detached property
Kitchen/dining room with wood burning stove
Spacious lounge with feature fireplace
Utility room and separate wc
UPVC double glazed conservatory, large storage shed
Three first floor bedrooms, shower room/wc combined
Rear gardens with patio and lawn
Off street parking for several vehicles
Convenient for local amenities and schools
Being sold with the benefit of 'no onward chain'



Guide £285,000

**ENERGY EFFICIENCY RATING
BAND D**

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

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www.kimberleys.co.uk

REF: SK7059



An ideal opportunity to purchase this spacious semi-detached home, built in the 1960's and set within a cul-de-sac in a popular residential location, conveniently situated for all the local amenities that Falmouth has to offer.

The property is sat within a good sized plot and is close to Dracaena Playing Fields where there is an outdoor gym and an excellent community centre. Across the playing field is Dracaena Avenue with good access to the Sainsburys and Lidl supermarkets and a regular bus service which connects Falmouth to Penryn and onward to Truro. Falmouth bustling town centre is approximately 1/2 mile away.

The accommodation is well proportioned throughout and in brief comprises; spacious lounge, large kitchen/dining room, conservatory, utility, home office and cloakroom to the ground floor whilst to the first floor there are three good sized bedroom and a shower room/wc combined. Outside offers low maintenance gardens and off street parking for several vehicles to the front whilst the rear garden is low maintenance and has several places where you can enjoy entertain your family and friends.

As the vendors sole agents, we highly recommend an early appointment to view.

Why not call for your appointment to view today?

THE ACCOMMODATION COMPRISES:

Pathway with hardstanding and steps that lead down to the wooden front door with frosted privacy glass that gives access to:

HALLWAY

Wood panelled doors giving access to the lounge and kitchen/dining room, carpeted staircase to first floor landing with under stairs storage space, pendant light, radiator, fitted carpet.



LOUNGE 3.81m (12'6") x 3.86m (12'8")

Picture window (aluminium on the side and white UPVC on the outside) overlooking the front aspect, focal point fireplace with tiled surround with inset fire, central pendant light, radiator, coved ceiling, dado rail, fitted carpet.



KITCHEN/DINING ROOM 5.59m (18'4") x 2.82m (9'3")

Fitted with a range of fitted wall and base units in white with roll top work surfaces over and tiled splash back, inset 1 1/2 bowl stainless steel sink unit with chrome mixer tap, gas hob with extractor above and integrated single oven under, space for refrigerator/freezer and dishwasher, window overlooking the enclosed rear garden, patio doors leading out onto the enclosed rear garden, pendant light, tiled effect vinyl flooring, wood burning stove set on a hearth, half glazed door to passageway that gives access to front and rear gardens.



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.





PASSAGEWAY TO:

UTILITY AREA 1.65m (5'5") x 2.39m (7'10")

Accessed via a six-panelled wood door. Fitted with double wall and base units, central pendant light, vinyl flooring, space for tallboy refrigerator/freezer, window to the front elevation.



W/C 1.68m (5'6") x 0.86m (2'10")

Access via a six-panelled wood door, pine panelling to walls, low-level flush wc, ceiling light.



STEP DOWN, GLAZED SLIDING DOOR GIVING ACCESS TO:

CONSERVATORY 2.64m (8'8") x 2.62m (8'7")

Wall to dado height, UPVC double glazed with tiled flooring and radiator, half glazed door leading to the west facing rear garden.



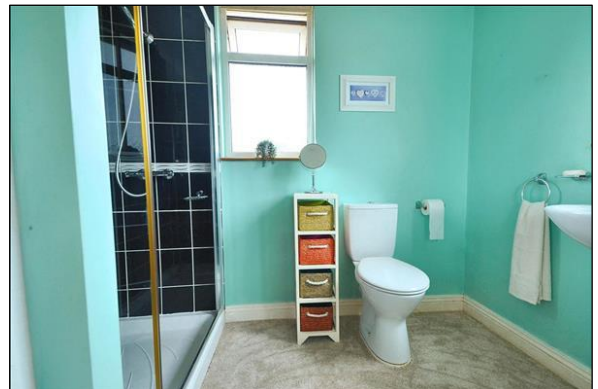
STAIRCASE FROM HALL TO:

FIRST FLOOR LANDING

A spacious landing with UPVC double glazed window having views over Penryn River and the Carrick Roads, airing cupboard with Baxi boiler and Honeywell control unit.

SHOWER ROOM 2.51m (8'3") x 1.65m (5'5")

Access via wood panelled door. A dual aspect room with opaque glazed windows. Fitted with a white low-level flush wc and pedestal wash hand basin, fitted walk-in shower cubicle with fully tiled surround and chrome shower head, inset ceiling spotlights, radiator, useful storage unit.



BEDROOM TWO 3.05m (10'0") x 2.79m (9'2")

Access via wood panelled door. A spacious bedroom that overlooks the rear garden, fitted carpet, pendant light, radiator.



BEDROOM ONE 2.97m (9'9") x 3.28m (10'9") Accessed via wood panelled door. A spacious bedroom overlooking the front garden, louvre-doored front fitted wardrobe cupboards, radiator, pendant light, fitted carpet.



BEDROOM THREE 2.59m (8'6") x 2.34m (7'8") Accessed via wood panelled door. UPVC double glazed window overlooking the front aspect, radiator, fitted carpet, pendant light.



OUTSIDE

There is parking to the front for multiple vehicles surrounded by mature shrubs and trees, useful storage unit. To the rear, the garden is laid to a patio area and steps leading down to a lawned garden again surrounded by mature shrubs and trees. A pathway takes you down to a large storage shed and the benefit of a rear access.

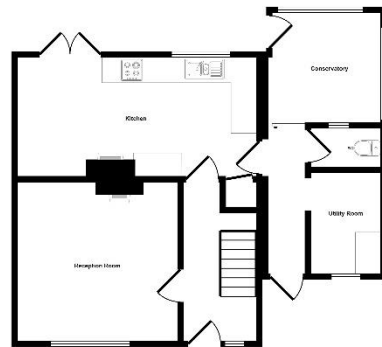


SERVICES Mains electricity, gas and drainage.

COUNCIL TAX Band B.

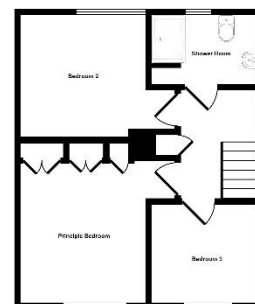
MONEY LAUNDERING

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.



Ground Floor
Approx 98 sq m / 1056 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 misstatement. Items of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



First Floor
Approx 38 sq m / 411 sq ft

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