



Falmouth

**A semi-detached family home
Set in a popular residential location
Wide ranging and elevated views from the rear
Gas central heating, UPVC double glazing
Spacious sitting/dining room, fitted kitchen
Ground floor bedroom and wet room
Three first floor bedrooms and bathroom
Front and rear gardens
Off street parking for several vehicles
Benefit of being sold with 'no onward chain'**

Guide £330,000

ENERGY PERFORMANCE RATING BAND D

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

**01326 311400
www.kimberleys.co.uk**

REF: SK7067



Kimberley's are delighted to bring to the market, this semi-detached four bedroom property set in an ever popular cul-de-sac location and within walking distance to local beaches, train station at Penmere and the parade of shops at Boslowick.

The versatile accommodation comprises; entrance porch, hallway, sitting/dining room, fitted kitchen, inner hallway, bedroom four and wet room on the ground floor. To the first floor there are three good sized bedrooms and family bathroom/wc combined. Outside the property there are front and rear gardens and from the rear, benefits from elevated views towards the town.

The property is considered to be an ideal home or investment opportunity and is conveniently located for Falmouth's bustling town centre with its eclectic range of shops, bars, restaurants, the Phoenix multi-screen cinema, The Poly Theatre and the Princess Pavilion and gardens that hosts a number of events throughout the year.

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

Why not call for your appointment to view today?

THE ACCOMMODATION COMPRISES:

From the parking area, steps lead down to a double glazed entrance porch with door leading to the hall.

HALL

Carpeted staircase rising to the first floor landing, radiator, under stairs storage cupboard, access to lounge/dining room and kitchen.



SITTING/DINING ROOM

SITTING ROOM 3.96m (13'0") x 3.43m (11'3") / DINING ROOM 3.02m (9'11") x 2.64m (8'8")

Dual aspect with UPVC double glazed windows overlooking the front and rear (the rear having distant views of Pendennis Castle), fitted carpet. The sitting room has a coal effect fire fitted into the chimney breast and inset bookshelves to the right hand side,

wall lights, radiator. The dining room has wall lights, radiator and a glazed panel to the kitchen.



KITCHEN 2.59m (8'6") x 2.31m (7'7")

UPVC double glazed window to the rear, glazed panel to dining room. The kitchen is fitted with a comprehensive range of matching wall and base units with roll top work surfaces with inset stainless steel sink unit with mixer tap, wall mounted boiler, inset cooker with gas hob over, space for washing machine and dishwasher, spotlights on stainless steel spiral light fitting, steps down to:



INNER HALLWAY

With window to the side elevation and access to bedroom four and wet room.

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.



BEDROOM FOUR 3.84m (12'7") x 3.07m (10'1")

With UPVC double glazed window overlooking the front aspect and UPVC double glazed window to the side, carpet, central ceiling pendant light, radiator.



BEDROOM THREE 2.36m (7'9") x 2.34m (7'8")

UPVC double glazed window to the front elevation, carpet, central ceiling light, radiator.

WET ROOM 1.42m (4'8") x 1.40m (4'7")

With opaque UPVC double glazed window to the rear. Fitted with a white suite comprising shower area with mixer shower, tiled walls and floor, shower curtain and screen, low-level flush wc, wash hand basin.

FROM THE HALLWAY, STAIRCASE RISING TO FIRST FLOOR LANDING

Access to loft space, access to three bedrooms and bathroom/wc combined, carpet.

BEDROOM ONE 3.99m (13'1") x 3.05m (10'0")

With UPVC double glazed picture window to the front aspect, carpet, central ceiling pendant light, radiator.



BATHROOM 2.31m (7'7") x 1.60m (5'3")

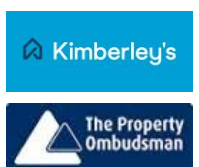
Obscure UPVC double glazed window to the side and rear. Fitted with a white suite comprising, panelled bath with chrome mixer shower over, curtain rail and curtain, pedestal wash hand basin with chrome mixer tap, low flush wc, fully tiled walls, towel rail, patterned flooring.

BEDROOM TWO 3.05m (10'0") x 2.69m (8'10")

UPVC double glazed window overlooking the enclosed rear garden with glimpses of Pendennis Castle, carpet, central ceiling pendant light, radiator.



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OUTSIDE

PARKING

Ample parking provided for two/three vehicles at the front. Steps lead down to the front of the property that has cobbled areas and a path that takes you alongside the house. To the rear of the property there are terraced gardens that are laid to paving and are great for entertaining This leads to a small area of lawn with the whole garden enclosed by timber fencing.



SERVICES Mains water, gas, electricity and drainage.

COUNCIL TAX Band C

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.

FLOORPLAN



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