



## Constantine

A spacious end of terrace family home  
Being sold with the benefit of 'no onward chain'  
Section 157 Restriction, Mundic Test (2025) Class A1  
Lounge with feature open fireplace  
Kitchen/dining room with solid fuel Aga range  
Conservatory/porch enclosing block built outbuildings  
Three good sized bedrooms, shower room/wc  
UPVC double glazed windows, solid fuel heating  
Detached timber garage, off road parking facilities (not owned)  
Corner plot with substantial, landscaped gardens, vegetable patch



**Guide £285,000** Freehold

**ENERGY EFFICIENCY RATING  
BAND E**

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

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

REF: SK7112



This much loved, three bedroomed, end of terrace family home comes to the market for the first time in almost 60 years and is now being sold with the benefit of 'no onward chain' and a clear A1 Mundic block classification.

The property is set within an enviable, large corner plot location and despite needing some updating and modernisation, provides the ideal opportunity for prospective purchasers to create a home to their own taste and requirements. There is also the potential to extend the property to the side (subject to the necessary planning permission and consents).

The accommodation in brief comprises; entrance porch, hallway, lounge, kitchen/dining room and a rear conservatory/porch that encloses the original fuel store, gardeners wc and wash house. To the first floor there are three good sized bedrooms and a shower room/wc combined. Outside, as previously mentioned, the property is set on a large corner plot that mainly lies to the front and right-hand side of the property and is enclosed by privet hedging and timber fencing. To the right-hand side of the property there is a small greenhouse, a large solid timber garage/workshop and a vegetable patch/fruit garden that could provide off road parking facilities if required. (subject to the necessary planning permission and consents).

The property has a section 157 restriction and therefore a prospective purchaser will have to prove that they have lived or worked in Cornwall for the last 3 years.

The popular village of Constantine has a host of amenities at hand including two convenience stores with off licences, The Tolman Centre and museum that hosts a number of events and Constantine Social Club with its recreation and children's playground facilities. There is a bowling green and Constantine also has their own football and cricket teams. Other facilities include a doctors' surgery, a highly regarded primary/junior school, St Constantine Parish Church, The Cornish Arms public house and The Tregilly Wartha Inn a little further out of the village. There is also a local bus service that provides transport links from Helston to Falmouth.

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

**OPEN ENTRANCE PORCH 1.63m (5'4") x 1.04m (3'5")** Outside courtesy light, step up from gravelled path to open entrance porch with ceramic tiled floor and steps up to opaque, fully glazed front door leading to:

**HALLWAY 2.72m (8'11") x 1.80m (5'11") approximate measurement and into under stairs recess.**

With access to kitchen/dining room and lounge, turning staircase to first floor landing, telephone point, laminate wood effect flooring, ceiling light, radiator, under stairs recess.

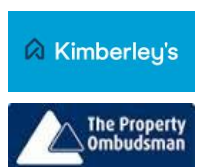


**KITCHEN/DINING ROOM 5.13m (16'10") x 3.20m (10'6") maximum measurements.**

**DINING AREA 3.20m (10'6") x 3.02m (9'11") maximum measurements. Of an irregular shape to include enclosed chimney.**

With Georgian style UPVC double glazed window to the front elevation, ceiling light, vinyl flooring, radiator, open to:

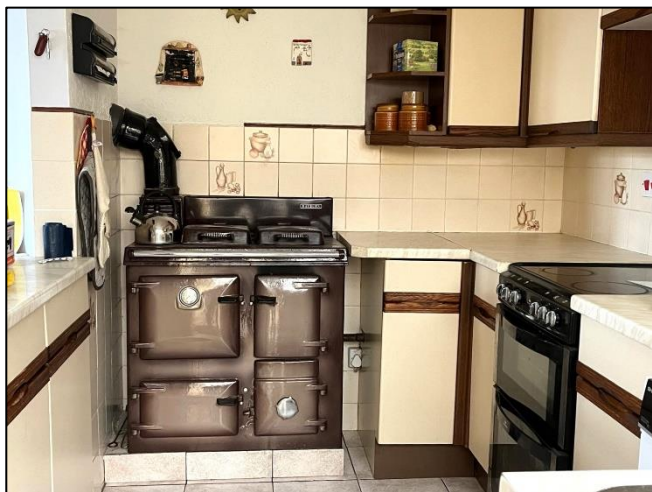
Important Note: None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Kimberley's Independent Estate Agents for themselves and for the vendors 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.





### **KITCHEN AREA 3.30m (10'10") x 1.96m (6'5")**

Fitted with a matching range of wall and base units with roll top work surfaces over and inset single drainer stainless steel sink unit with chrome mixer taps, solid fuel Rayburn providing domestic hot water and heating, space for electric cooker, space and plumbing for washing machine, meter boxes, ceramic tiled flooring, strip light, Georgian style multi-paned window and half glazed stable door to one side looking into the conservatory/porch.



### **CONSERVATORY/PORCH 3.45m (11'4") x 2.16m (7'1") plus 1.68m (5'6") x 1.04m (3'5") door recess.**

Of single block construction and with half glazed wooden door to the front, borrowed light windowpanes, access to block-built outbuildings including an original fuel store, gardeners wc and a wash house, ceramic tiled floor, wall lights, high shelving.

### **ORIGINAL FUEL STORE 1.73m (5'8") x 1.17m (3'10")**

An ideal area to store logs or coal with latch and brace door.

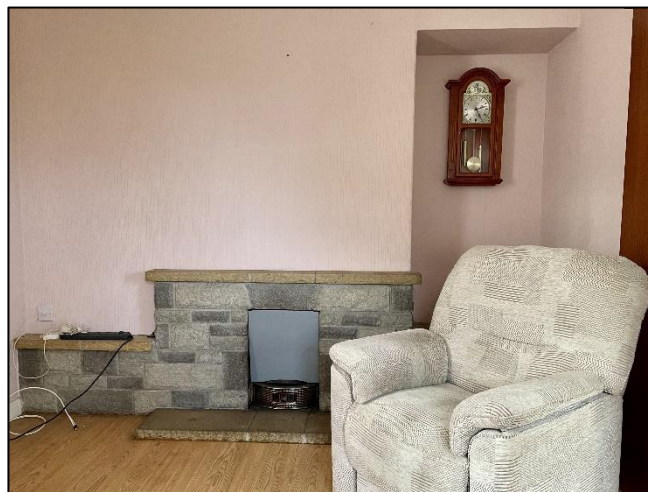
### **GARDENERS WC 1.73m (5'8") x 0.84m (2'9")**

High flush wc, latch and brace door.

**ORIGINAL WASH HOUSE 2.57m (8'5") x 1.93m (6'4")** Georgian style single glazed window to the front, cold water tap, wall light, fuse box, power points, high sloping ceiling.

### **LOUNGE 4.29m (14'1") x 3.20m (10'6")**

Sliding door from hallway. A light dual aspect lounge with Georgian style UPVC double glazed windows overlooking the side and rear, full width stone fireplace with display/TV plinth, wood effect laminate flooring, central ceiling light, TV aerial point, radiator and additional electric radiator.



## TURNING STAIRCASE FROM HALL TO FIRST FLOOR LANDING

### MEZZANINE LEVEL 1.83m (6'0") x 0.81m (2'8")

Georgian style UPVC double glazed window to the front, opening to storage recess with coat hooks, power point, wood effect flooring, spotlight.

### LANDING

Georgian style UPVC double glazed window to the front, access to all bedrooms and shower room/wc, radiator, access to insulated loft space, airing cupboard with lagged copper cylinder and shelving, fitted carpet.

### BEDROOM ONE 3.23m (10'7") x 3.02m (9'11")

A light dual aspect bedroom with Georgian style UPVC double glazed windows to the front and side, louvre doored built-in storage cupboard, carpet, ceiling light.

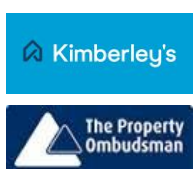


### BEDROOM TWO 3.28m (10'9") x 3.20m (10'6")

Another light, dual aspect room with Georgian style UPVC double glazed windows to the side and rear, built-in storage cupboard with shelves, fitted carpet, ceiling light.



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 THREE 3.20m (10'6") x 1.98m (6'6")**

Georgian style UPVC double glazed window to the side, radiator, carpet, ceiling light.



### **SHOWER ROOM 1.88m (6'2") x 1.83m (6'0")**

Opaque, Georgian style UPVC double glazed window to the front elevation. Fitted with a white suite comprising corner shower cubicle with electric shower and glass screen and ceramic tiling, pedestal wash hand basin with separate hot and cold taps, low-level flush wc, vinyl flooring, ceiling light, radiator and separate chrome ladder style heated towel rail.



### **OUTSIDE**

Timber gates at either side of the garden take you along a shingle path leading to the front entrance porch and the separate door to the conservatory/porch. The majority of the garden lies adjacent to the path and offers a large, landscaped corner plot garden mainly laid to lawn and interspersed with a wide variety of mature plants, shrubs and trees. There is a small, paved patio area that has provided a sun trap within the garden and an ideal place to sit and relax. There is a small area of lawn to the left-hand side of the garden that leads around to a small area of garden at the rear. The garden is bordered by privet hedging and timber fencing. For the keen gardener there is a lean-to **GREENHOUSE 2.46m (8'1") x 1.88m (6'2")** in situ and a path that takes you to the detached, timber garage. Beyond the garage is a vegetable/fruit garden that could provide an off-road parking space (subject to the necessary planning permission and consents).



**DETACHED GARAGE 5.49m (18'0") x 2.74m (9'0") approximate external measurements.**

The garage is of a solid wood timber construction with up and over door, windows to the side and rear, timber door to the side, light and power. The advantage of this apex garage is that there is storage space in the eaves which is very handy for storing ladders, timber and other items that would otherwise clutter the floor of the building.



**COUNCIL TAX** Band B.

**SERVICES** Mains Electricity and drainage.

**AGENTS NOTES**

The property has a section 157 restriction and therefore a prospective purchaser will have to prove that they have lived or worked in Cornwall for the last 3 years.

A Mundic test was carried out on the 9th January 2025, having an A1 classification and therefore the property is suitable for mortgage lending purposes.

In accordance with section 21 of the estate agency act, we are disclosing that the vendor of the property is an associate of Kimberley's Independent Estate Agents.

**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.

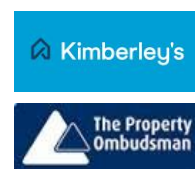
**Viewing strictly by appointment**

**Kimberley's Independent Estate Agents**  
29/29a Killigrew Street  
Falmouth  
Cornwall  
TR11 3PN

**Tel: 01326 311400**

**E-mail: [info@kimberleys.co.uk](mailto:info@kimberleys.co.uk)**  
**[www.kimberleys.co.uk](http://www.kimberleys.co.uk)**

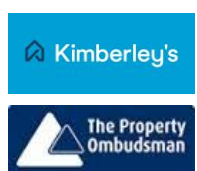
Important Note: None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Kimberley's Independent Estate Agents for themselves and for the vendors 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.







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.

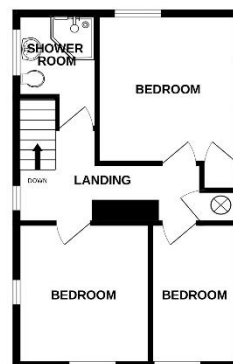






GROUND FLOOR  
656 sq. ft. (61.0 sq.m.) approx.

1ST FLOOR  
425 sq. ft. (39.4 sq.m.) approx.



TOTAL FLOOR AREA: 1081 sq. ft. (100.4 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for descriptive purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Meritpic 02/25

**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.

