



Falmouth

A spacious, three bedroom, two bathroom property
Original character features throughout
Offered for sale in good decorative order
Mature private garden to the rear
Detached garage and driveway with parking for a number of vehicles
Flexible accommodation with bedrooms and bathrooms on both floors
Gas central heating and double glazing throughout
Popular, highly regarded location in Falmouth
Near the train line, schools and access to town centre
An early appointment to view is highly recommended

Guide £400,000 Freehold

**ENERGY EFFICIENCY RATING
BAND D**

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

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REF: SK7123



An opportunity to purchase a delightful, three bedroom, double fronted semi detached character residence in one of Falmouth's most desirable locations.

Although offered for sale in good decorative order, the property boasts many of its original features that are typical of the 1930s style and era, which in this case enhances the modern day living accommodation that sets it apart from many of its competition. These include features such as high ceilings with picture rails, stylish cast iron fireplaces and exposed timber flooring to name but a few.

The property is heated via gas central heating with feature radiators and double glazing with large windows typical of that period allowing a good degree of light.

Offering versatile and spacious accommodation throughout, the property has bedrooms and bathrooms on both floors which would suit buyers if they were a family or alternatively needing a bungalow or ground floor living.

The accommodation in brief includes; an entrance porch with front door, inner hallway with staircase leading to the first floor, living room, dining room, shower room, double bedroom and a modern kitchen with door opening onto a beautiful decking area and gardens on the ground floor. On the first floor there is a landing leading to a bathroom, spacious primary double bedroom and a further bedroom making three in total.

Although semi detached, the property offers a good degree of privacy as it sits on a generous plot with mature plant and shrub borders and is accessed via a gateway with parking for a number of cars, detached garage and a delightful private garden to the rear with raised decking and a lawn with feature trees.

Kings Avenue is a very desirable location and is conveniently placed close to local amenities, the branch line station at Penmere and a longer stroll to local schooling, famous seafront, parks and beaches.

An internal viewing is strongly recommended to avoid disappointment.

Why not call for your appointment to view today?

THE ACCOMMODATION COMPRISES:

ENTRANCE PORCH 1.52m (5'0") x 1.07m (3'6")

Glazed front door, glazed windows, half height tiled walls and floor, light.

FRONT DOOR OPENING TO:

HALLWAY 4.27m (14'0") x 1.52m (5'0")

A spacious hallway with high ceilings and centre light, enclosed tread staircase with balustrade leads to the first floor, thermostat, traditional style radiator and finished with an attractive timber floor. Doors to living room, dining room, bathroom and ground floor bedroom.

LIVING ROOM 3.96m (13'0") x 3.66m (12'0")

Feature cast iron fireplace with slate hearth (not in use), traditional style radiator, large UPVC double glaze windows overlooking the front, coved ceiling, centre light, picture rail and finished with a light carpet.



DINING ROOM 3.66m (12'0") x 3.66m (12'0")

Large UPVC double glaze window with outlook to the front, cast iron fireplace with slate hearth (not in use), traditional style radiator, coved ceiling, centre light, picture rail and finished with a timber floor. This area flows nicely into the kitchen as it has since been made open plan.



KITCHEN 2.97m (9'9") x 2.82m (9'3")

A nicely fitted kitchen with a range of base and wall units with cupboards and drawers with metal door furniture, timber effect roll top worktop surface with splashback incorporating an enamel sink with drainer and mixer tap, stainless steel oven and gas four-ring hob with extractor canopy over, UPVC double glazed window overlooking the garden and a UPVC double glazed door opening onto the decking area and gardens, coved ceiling with satellite centre light, fuse box, built in cupboards (believed to be original) housing a built in pantry and another that cleverly conceals the modern gas Combi boiler providing domestic hot water and central heating facilities. This room is finished with a timber floor.

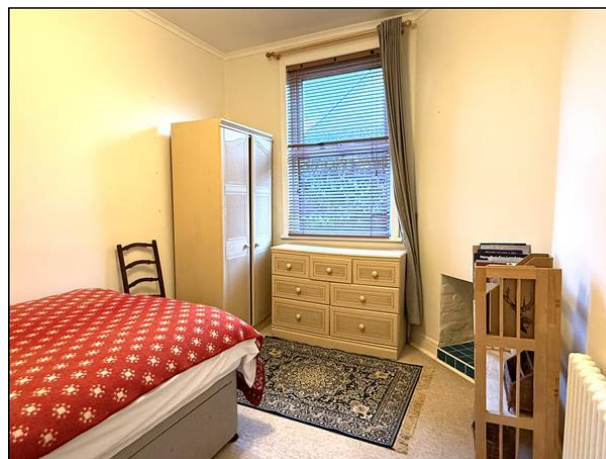


SHOWER ROOM 2.36m (7'9") x 1.90m (6'3")

A nicely fitted shower room with a three-piece suite comprising; shower cubicle, low-level WC and a wall mounted wash handbasin, part tiled walls, traditional radiator, frosted double glazed window to the rear, tiled floor, storage cupboard.

BEDROOM THREE/GROUND FLOOR BEDROOM 3.66m (12'0") x 2.74m (9'0")

A double bedroom with a UPVC double glazed window overlooking the side/driveway, feature recess, traditional style radiator and finished with a light carpet.



STAIRS AND LANDING

A close tread staircase with balustrade leads to a half landing with a built in a bookshelf, Velux style window. Further stairs lead to a galleried style landing with balustrade, centre light, doors to second bathroom and the two further double bedrooms.

BATHROOM 2.44m (8'0") x 1.45m (4'9")

Comprising of a three-piece suite comprising; panelled bath with shower over, low-level WC and pedestal wash handbasin, tiled walls and floor, Velux style window to rear, loft trap and light.



BEDROOM ONE 3.66m (12'0") x 4.88m (16'0") maximum measurement into window seat.

Feature cast iron fireplace with slate hearth (not in use), built in wardrobe, window seat into dormer with UPVC double glaze window overlooking the front, traditional style radiator, Velux style window with views across Falmouth, centre light, finished with a carpet.



GARAGE 5.03m (16'6") x 4.57m (15'0")

With metal up and over door, light and power, UPVC double glazed windows to the side, power and plumbing for washing machine, UPVC double glazed door onto garden.

GARDENS

The properties gardens are a true delight with a mix of raised decking areas, gravel paths and a lawn with a good degree of privacy due to its mature hedging.

SERVICES Mains gas, electricity, water 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.



BEDROOM TWO 3.89m (12'9") x 3.89m (12'9")

UPVC double glazed window to side, built-in wardrobe with further storage in eaves, plastered ceiling with ceiling light, traditional style radiator, finished with a carpeted floor.



OUTSIDE

Driveway parking for a number of vehicles leads to a detached garage.



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.

