



Falmouth

A SNW built detached family home
Far reaching sea views towards St Anthony Lighthouse
Dual aspect lounge and separate dining room
Fitted kitchen with some built-in appliances, cloakroom
Dual aspect master bedroom and two further double bedrooms
Modern fitted bathroom suite in white
Extensive lawned front garden and rear garden with patio
Single, detached garage and ample off road parking facilities
UPVC double glazing and gas central heating
Being sold with the benefit of 'no onward chain'

Guide £525,000 Freehold

**ENERGY EFFICIENCY RATING
BAND D**

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

01326 311400
www.kimberleys.co.uk

REF: SK7163



An ideal opportunity to acquire this SNW built, detached family home that is set in a prominent location, commanding stunning views across Falmouth Bay to Pendennis Castle, St. Anthony Lighthouse and the horizon beyond.

This lovely, light and airy property was traditionally built and has benefits including UPVC double glazing and gas central heating by radiators.

The accommodation in brief comprises; entrance hall, dual aspect lounge, separate dining room, fitted kitchen and cloakroom on the ground floor. To the first floor there is a large, dual aspect principal bedroom, two further double bedrooms and a contemporary fitted bathroom suite in white. Outside, to the front there is an expansive open plan lawned area and driveway parking for several vehicles that leads to a detached single garage. To the rear of the property there is an enclosed garden laid to lawn and paving enclosed by mature shrubs and trees.

The property is located within the desirable and popular Goldenbank development and is a short walk to Falmouth Golf Club with its 'Above The Bay' restaurant, Swanpool Beach/Nature Reserve and the stunning walks along the coastal path. Just a short drive away there is a parade of shops at Boslowick and the Co-op convenience store that stocks a wide variety of goods. Primary and Junior Schools are located close by along with Falmouth School and Sports Hub along Trescobeas Road.

An early appointment to view is highly recommended to avoid disappointment.

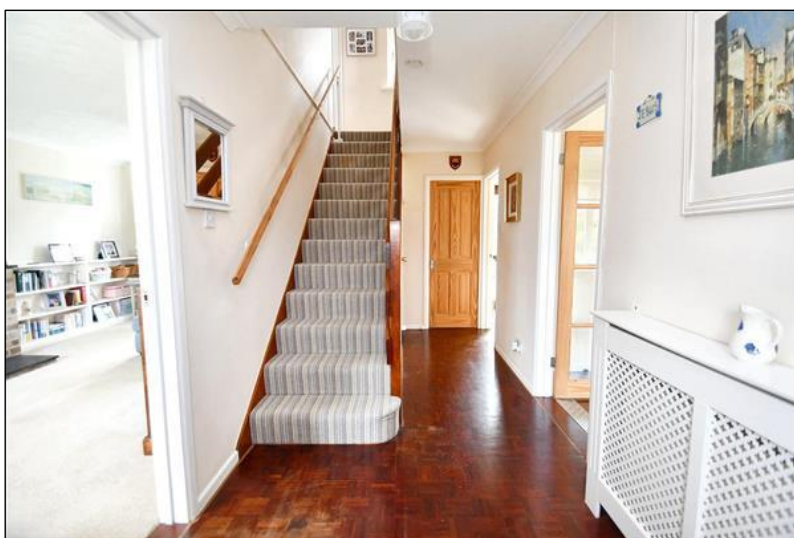
Why not call our sales team for an appointment to view today?

THE ACCOMMODATION COMPRISES

A paved pathway from the drive leads to the UPVC double glazed front door giving access to:

ENTRANCE HALL 5.08m (16'8") x 1.96m (6'5") including stairs.

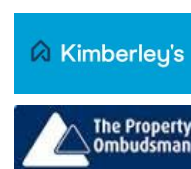
With mat well, parquet flooring, radiator with ornate trellis cover, central ceiling light, curtain pole to door, coved ceiling, wooden glazed panelled doors to lounge, dining room and kitchen, under stairs storage cupboard, pine panelled door to cloakroom, striped carpeted staircase to first floor landing.



LOUNGE 5.94m (19'6") x 3.33m (10'11")

A dual aspect lounge with picture UPVC double glazed window to the front enjoying superb sea views over the front garden towards Pendennis Castle and St Anthony Lighthouse and to the rear, over the enclosed, private rear garden, pine curtain poles, feature brick fireplace with black Delabole slate hearth and mantle and inset coal effect gas fire (not tested), coved ceiling, two chandelier style pendant lights, built-in white painted shelving to dado height either side of the fireplace, TV aerial point, telephone point, two radiators with ornate trellis covers, neutral fitted carpet.

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.



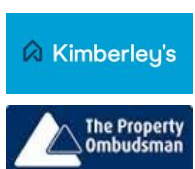


DINING ROOM 3.17m (10'5") x 3.33m (10'11")

UPVC double glazed window overlooking the front with the same far reaching views over the sea to Pendennis Castle and St Antony Lighthouse, roller blind, double radiator with ornate trellis cover, coved ceiling, inset ceiling spotlights, serving hatch to kitchen, vinyl tiled flooring.



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 3.33m (10'11") x 2.44m (8'0") measured to walls.

UPVC double glazed window overlooking the rear garden with roller blind. The kitchen is fitted with a range of cream matching wall and base units with stone effect work surfaces with matching upstands, integrated refrigerator/freezer, integrated dishwasher, space for range style cooker with stainless steel backplate and stainless steel Electrolux canopy extractor over, ceramic 1 1/2 bowl sink with stainless steel mixer tap over, space and plumbing for washing machine, wall mounted Worcester gas combination boiler, stainless steel radiator, inset ceiling spotlights, serving hatch to dining room, UPVC obscure double glazed door to the rear.



CLOAKROOM

Fitted with a modern white suite comprising; concealed cistern low flush wc with shelf above, wash hand basin with chrome mixer tap, chrome ladder style heated towel rail, panelled walls to dado height with ceramic tiling above, UPVC frosted double glazed window to the rear, ceiling pendant light, vinyl tiled flooring, pine panelled door.

FROM HALL, CARPETED STAIRCASE LEADS TO:

FIRST FLOOR LANDING

UPVC double glazed window overlooking the rear garden, coved ceiling, hatch to loft space, pendant light, spacious airing cupboard with slatted shelving providing ample storage for household linen, thermostat control, doors to all principal rooms.

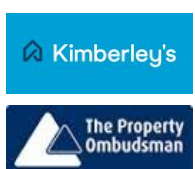


BEDROOM ONE 5.94m (19'6") x 3.33m (10'11")

A fabulous principal bedroom having a dual aspect with UPVC double glazed windows overlooking the front and rear (the front having the same spectacular views of the bay), two radiators with ornate trellis covers, two ceiling pendant lights, coved ceiling, TV aerial point, neutral carpet.



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 TWO 3.33m (10'11") x 3.20m (10'6")

UPVC double glazed window to the front again enjoying superb views of Pendennis Castle and St Anthony Lighthouse, radiator with ornate trellis cover, coved ceiling, central pendant light, fitted carpet.



BEDROOM THREE 3.33m (10'11") x 2.44m (8'0")

UPVC double glazed window overlooking the rear garden, radiator with ornate trellis cover, coved ceiling, pendant light, fitted carpet.

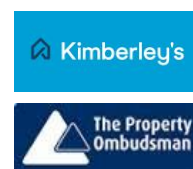


BATHROOM 2.31m (7'7") x 1.65m (5'5") measured to walls.

Fitted with a white suite comprising handled and panelled bath with chrome mixer tap, Mira Sprint electric shower over, curtain pole and shower curtain and grab rail, concealed cistern low flush wc with shelving over, china wash hand basin with chrome mixer tap, fully tiled walls, stainless steel towel rail radiator, wall mounted vanity mirror with brass effect and globe lighting either side, extractor fan, ceiling mounted flush glass light fitting, vinyl tiled flooring, UPVC frosted double glazed window to the front with roller blind.



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.



OUTSIDE

To the front there is an expansive, well manicured lawned area with low granite hedging to one side with rockery and plants atop. There is a paved area adjacent to the front of the property with paved steps leading to the front door. To the right of the garden there is a long tarmac driveway providing ample off road parking facilities for a number of cars or caravan/campervan that leads to the single garage. To the left hand side of the garage there is a timber gate that gives access to the rear garden.

The rear of the property is accessed via the timber gate or via the door from the kitchen. Laid to lawn and paving slabs, the garden is bordered by a brick wall and timber fencing and has mature shrubs and plants offering a good degree of privacy making this an ideal place to sit and relax with family and friends. From the patio area a single wooden door gives access to the rear of the garage. For your convenience there is a wall mounted water tap and hose on the rear elevation.

REAR PATIO



REAR ELEVATION



REAR GARDEN



REAR GARDEN



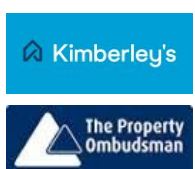
REAR GARDEN



FRONT GARDEN



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.



GARAGE

Of single size and accessed via the up and over door to the front or door at the side leading to the rear.

SERVICES Mains electricity, gas, water and drainage.

COUNCIL TAX Band D.

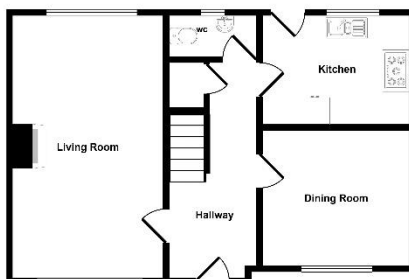
MONEY LAUNDERING

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.

VIEW



Approx Gross Internal Area
104 sq m / 1125 sq ft



Ground Floor
Approx 52 sq m / 557 sq ft



First Floor
Approx 53 sq m / 567 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 mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Maci Snappy 360.

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.

