



Falmouth

A three bedroomed house
Presented to a good standard
Uninterrupted views over meadow and woodland
Recent UPVC double glazing
Gas central heating throughout
Rear terraced garden with access to parking
Garage and parking facilities
Conveniently located for access to the schools and town
An internal viewing is highly recommended
Call for your personal viewing today

Guide £265,000 Freehold

AWAITING EPC

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

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REF: SK7175



An opportunity to purchase a well presented three bedroomed family house with garage and parking, UPVC double glazing and gas central heating and conveniently located for Falmouth's schools, amenities and town centre.

The properties location faces an open green area and woodland and also accessible to the nearby children's play area and amenities.

The property is in good proximity to the town centre, schools, marina and other communities. We are fortunate as a town to have Castle Beach, Gyllyngvase Beach and Swanpool which together with Falmouth's delightful level walk along the sea front to the castle continues to prove very popular for locals and visitors alike. For those interested in water based activities there are various sailing clubs, diving schools and activity centres close by including Falmouth Yacht Marina and 'Upper Deck' restaurant.

The well proportioned accommodation in brief comprises; on the ground floor there is a reception hall, staircase rising to the first floor, doors leading to: 14'4" x 12' living room with picture window enjoying a fine uninterrupted outlook over the meadow and woodland, second hallway with access to a storage area, ground floor cloakroom and a 14'3" modern kitchen with a wide range of base and wall units. On the first floor there is a landing with doors to the family bathroom comprising of a three piece suite and three double bedrooms. Outside, there is a small raised garden to the front and to the rear, a patio and terraced garden with access to private parking and a single garage.

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

THE ACCOMMODATION COMPRISES:

All dimensions approximate.

From the front path, steps lead to a small raised garden and a path leading to the front door.

UPVC DOUBLE GLAZED FRONT DOOR WITH MATCHING SIDE PANEL OPENS ONTO:

RECEPTION HALLWAY 3.81m (12'6") x 1.90m (6'3")

Having a textured ceiling with ceiling light, radiator, closed tread staircase with handrail leading to the landing and first floor, tiled floor, doors leading to living room and further hallway.



LIVING ROOM 4.37m (14'4") x 3.66m (12'0")

UPVC double glazed window with uninterrupted views over a meadow and woodland beyond, textured ceiling with centre light, radiator and finished with a carpeted floor.



REAR HALLWAY

Texture ceiling with ceiling light, tiled floor, UPVC frosted double glazed door opening onto the rear garden, timber doors lead to a storage room and a further timber door leads to a ground floor wc. A timber glazed folding door leads to the kitchen.

WC

Fitted with a low-level wc and wall mounted wash hand basin, centre light, UPVC double glazed window to the rear.

KITCHEN/DINER 4.34m (14'3") x 2.82m (9'3")

A modern kitchen with a wide range of base and wall units comprising of cupboards and drawers with light wood effect doors and metal door furniture, wrap around roll top work surfaces with tiled splash back incorporating a 1 1/2 bowl stainless steel sink with mixer tap and drainer, four-ring stainless steel gas hob with extractor fan over, stainless steel double oven, recess and plumbing for dishwasher, washing machine and dryer. Textured ceiling with strip light, UPVC double glazed window to the rear, radiator, finished with a tiled floor.



STAIRS AND LANDING

The closed tread staircase leads to the landing, loft trap with access to roof space, positive air pressure system with air vent, carpeted flooring, ceiling light, doors to the family bathroom and three bedrooms.

BATHROOM 2.13m (7'0") x 1.68m (5'6")

Fitted with a three-piece suite comprising a panelled bath with tiled splash back and shower over, low-level wc and pedestal wash hand basin, radiator, medicine cabinet, textured ceiling with centre light, UPVC double glazed frosted window.

BEDROOM ONE 3.66m (12'0") x 4.37m (14'4") maximum measurement into doorway.

A built-in storage cupboard with clothes rail. UPVC double glazed window with uninterrupted views over meadow and woodland beyond, textured ceiling with centre light, radiator, finished with a carpeted floor.



BEDROOM TWO 2.90m (9'6") x 4.14m (13'7") maximum measurement into doorway.

Built-in wardrobe with clothes rail, storage and radiator, textured coved ceiling with centre light, radiator, UPVC double glazed window overlooking the rear garden, garage and parking, finished with a laminate timber effect floor.



BEDROOM THREE 3.12m (10'3") x 2.13m (7'0") maximum measurements.

UPVC double glazed window with fine uninterrupted views over the meadow and woodland beyond, built-in storage cupboard with clothes rail and storage, radiator, textured ceiling with centre light.



OUTSIDE

The gardens comprise of a raised garden to the front and to the rear, an enclosed garden with patio area and terraced garden with steps leading to the parking and garage.

GARAGE 5.79m (19'0") x 2.74m (9'0")

With up and over door, light and power and courtesy door to the side.

PARKING

To the side of the garage is a designated parking space for the property.

SERVICES Mains electricity, gas, water 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.



INSERT FLOOR PLAN HERE



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.

