



Carharrack

A well presented, terraced, double fronted cottage
Full of character features including fireplaces
Four good sized bedrooms
Kitchen/dining room, sun room
Utility and ground floor wc
Spacious, light and bright lounge
Village location close to Truro and Falmouth
Off street parking facilities, double garage
Front lawn and rear enclosed patio areas
Internal viewing highly recommended

Guide £435,000 Freehold

**ENERGY EFFICIENCY RATING
BAND D**

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

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REF: SK7205



Kimberley's are delighted to bring to the market this delighted double fronted cottage which offers the perfect blend of character features along with comfortable contemporary, modern day living.

The property is conveniently located and set within easy driving distance to Falmouth, Redruth and the cathedral city of Truro.

This presents an ideal opportunity for prospective purchasers to own a welcoming home or investment opportunity.

The accommodation in brief comprises; spacious kitchen/dining room with feature fireplace, spacious lounge and conservatory. To the first floor there are four good sized bedrooms and a well appointed family bathroom. Outside, there are enclosed front gardens laid to lawn and to the rear, a spacious paved patio leading to a double garage and off street parking for 2/3 vehicles. To the rear, there is also a very useful utility and attached log store which is accessed from the rear of the house or via the pedestrian gate at the rear.

The village of Carharrack has a thriving community that is well served with a range of facilities including a general store, public house and chinese takeaway. For those that enjoy the outdoors there are many trails nearby with Carn Marth being accessible which is the second highest peak in the county with mineral tramways appealing to walkers and cyclists alike. The village is on a regular bus route approximately 8 miles from Falmouth, 2 miles from Redruth and 8 miles from the cathedral city of Truro. There is a primary school nearby in St Day with further village stores and shopping facilities.

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

Why not call for your personal appointment to view today?

THE ACCOMMODATION COMPRISES:

UPVC DOUBLE GLAZED FRONT DOOR OPENING TO:

KITCHEN/DINING ROOM

An open plan dual aspect room with windows overlooking the front and rear.

KITCHEN 3.35m (11'0") x 3.20m (10'6")

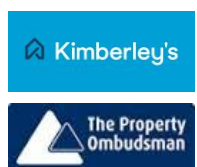
Fitted with a full range of matching base units and drawers in high gloss finish with chrome handles and black work surfaces over with upstands, integrated 1 1/2 bowl stainless steel sink unit with chrome mixer tap, Bosch oven and gas hob with stainless steel extractor above and set into recess, space for dishwasher, useful recess with glass shelving, traditional Sheila Made style suspended shelving above return kitchen units, spotlights on tracking, wood flooring.

DINING AREA 4.55m (14'11") x 3.56m (11'8")

Feature fireplace with wood burning stove set into recess and set on a black slate hearth, bookshelves set into recess, two radiators, two ceiling pendant lights, wood flooring, carpeted stairs to first floor landing.



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.



LOUNGE 6.86m (22'6") x 2.87m (9'5")

Dual aspect with UPVC double glazed windows to the front (with window seat) and rear, feature pointed stone inglenook fireplace with black slate hearth and inset wood burning stove, two pendant lights, two radiators, TV aerial point, fitted carpet, UPVC double glazed French doors leading to:



CONSERVATORY 3.96m (13'0") x 2.51m (8'3")

Accessed via the lounge. A superb addition to the property. A UPVC double glazed window construction set on a low brick wall, ceramic tiled flooring, radiator, ceiling light, double opening doors to garden.



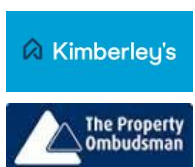
UTILITY ROOM

Accessed via the rear and with plumbing for washing machine and low-level flush wc.

LOG STORE

A block built store, attached to the utility room and accessed via a green painted panelled door adjacent to the paved patio area.

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CARPETED TURNING STAIRCASE TO:

FIRST FLOOR LANDING

UPVC double glazed window allowing plenty of light to stream in, doors leading to the bedrooms and family bathroom via original wooden doors.

BATHROOM 3.63m (11'11") x 2.97m (9'9")

Fitted with a four piece white suite comprising; fully tiled shower cubicle with shower having a waterfall shower head, glass screen and ceramic tiled wall, classic freestanding roll top bath with chrome telephone style hand shower, low-level flush wc, pedestal wash hand basin, louvre doored airing cupboard, pendant light, opaque UPVC double glazed window with Venetian blind, single radiator, heated chrome towel rail, wood flooring.



BEDROOM ONE 3.71m (12'2") x 2.77m (9'1")

Recessed UPVC double glazed window overlooking the front, ceiling pendant light, radiator, fitted carpet, six-panelled internal door.



BEDROOM TWO 3.71m (12'2") x 3.17m (10'5")

Recessed UPVC double glazed window overlooking the front, fitted with a range of floor-to-ceiling louvre doored wardrobe cupboards, ceiling pendant light, radiator, fitted carpet, six-panelled internal door.



BEDROOM THREE 3.00m (9'10") x 2.97m (9'9")

Recessed UPVC double glazed window overlooking the rear, ceiling pendant light, radiator, fitted carpet, six-panelled internal door.

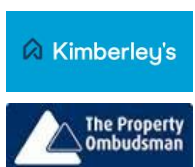


BEDROOM FOUR 2.69m (8'10") x 2.06m (6'9")

Recessed UPVC double glazed window overlooking the front, ceiling pendant light, radiator, fitted carpet, six-panelled internal door.



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OUTSIDE

FRONT GARDEN

Access the property from the front through a wooden gate set into wooden fencing. A path meanders up the well kept lawned garden which is bordered by mature plants and shrubs. Adjacent to the property there is a paved patio area and a paved step that leads to the front door.



REAR GARDEN

Accessed from the conservatory or the rear of the property. The garden is laid to crazy paving adjacent to the conservatory with further paved patio areas beyond, the whole being well screened providing a good degree of privacy and seclusion and an ideal place to sit out and enjoy the sunshine.

GARAGE 8.23m (27'0") x 5.03m (16'6")

Located to the rear and with two up and over doors, light and power, access door and window.

SERVICES

Mains electricity, water and drainage. Oil central heating.

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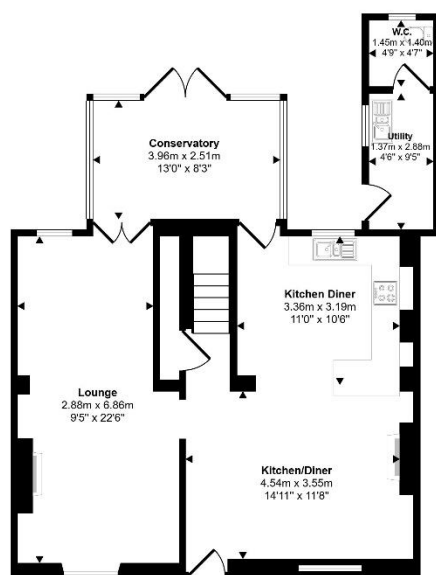


MONEY LAUNDERING

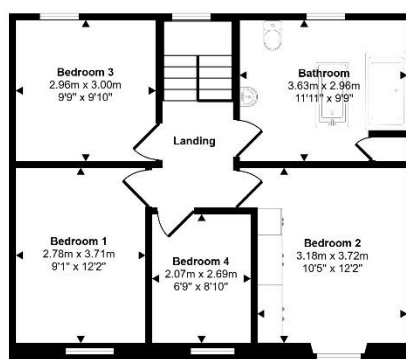
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



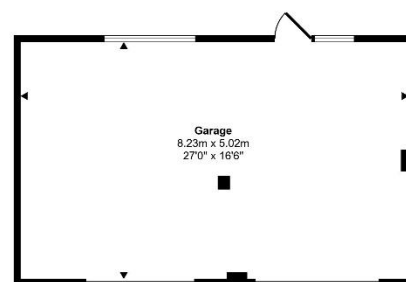
Approx Gross Internal Area
178 sq m / 1917 sq ft



Ground Floor
Approx 78 sq m / 837 sq ft



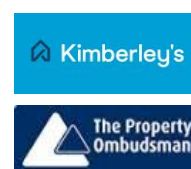
First Floor
Approx 59 sq m / 635 sq ft



Garage
Approx 41 sq m / 444 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 Made Snappy 360.

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Viewing strictly by appointment

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