



## Falmouth

A semi-detached family home  
Popular residential location  
In need of some modernisation  
Spacious dual aspect lounge/dining room  
Fitted kitchen in light wood effect  
Three good sized bedrooms  
Bathroom and separate wc  
Corner plot with front, side and rear gardens  
Single garage and off road driveway parking  
Close to local amenities and Penmere Station

**Guide £285,000** Freehold

**ENERGY EFFICIENCY RATING  
BAND E**

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REF: SK7249



An ideal opportunity to own this lovely three bedroom, semi-detached house that is set on a corner plot in a very popular residential location on the outer fringes of Falmouth town.

This property has been our vendors home for a number of years and has been well cared for during their ownership but could do with some modernisation. Being on a corner plot the property could be extended to the front, side or rear (subject to the necessary planning permission and consents).

The accommodation in brief comprises; entrance hall, lounge/dining room and kitchen on the ground floor whilst to the first floor there are three good sized bedrooms, a bathroom and separate wc. Outside the property there are lawned gardens to the front, side and rear with a substantial brick paved patio adjacent to the rear of the property. There is pedestrian access to the rear that leads to the single garage and off road parking.

The house is conveniently located within walking distance of a wide range of local amenities including the Boslowick parade of shops, Co-op supermarket, Boslowick garage which also has its own comprehensive convenience store, Penmere branch line railway station connecting you to Falmouth Docks in one direction and the Cathedral City of Truro to the other, St Frances and St Mary's junior schools and a longer stroll into Falmouth's town centre and sea front.

**As the owner's sole agents, we highly recommend and early appointment to view.**

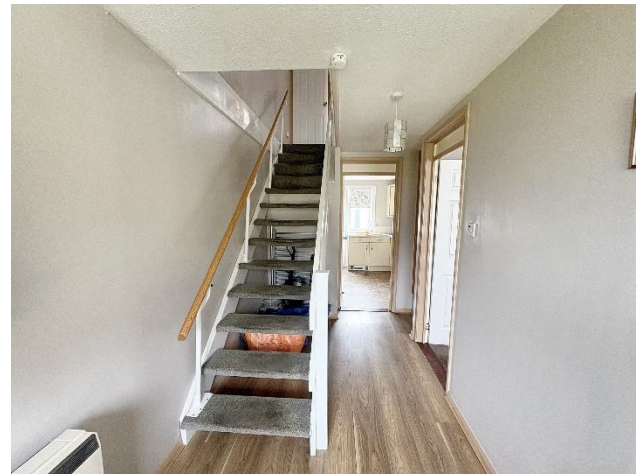
**Why not call for your personal appointment to view today?**

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

UPVC half glazed front door with matching side panel to:

#### **ENTRANCE HALL**

With night storage heater, coat hooks, pendant light, laminate flooring, white panelled doors to lounge/dining room and kitchen, louvre doored cloaks storage cupboard, carpeted open tread staircase to the first floor landing.

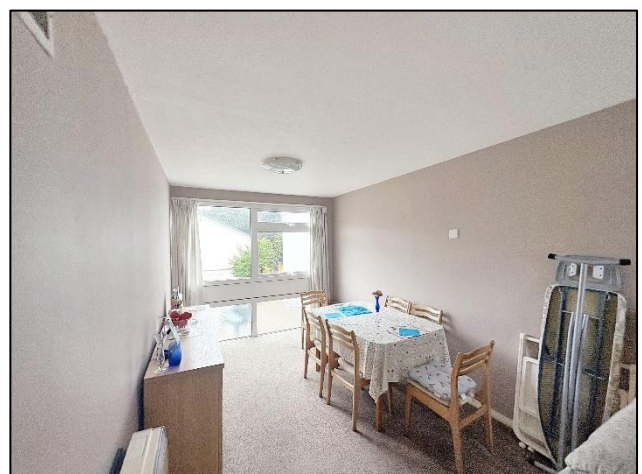


#### **LOUNGE/DINING ROOM**

**LOUNGE 3.45m (11'4") x 3.25m (10'8")**

**DINING ROOM 3.84m (12'7") x 2.51m (8'3")**

A light dual aspect room with full height UPVC picture windows (lower half frosted) to the front and rear, two flush ceiling lights, night storage heater, two wall vents, fitted carpet, white panelled door.





**FITTED KITCHEN 2.82m (9'3") x 2.97m (9'9") excluding pantry cupboard.**

Half double glazed UPVC door to the rear, UPVC double glazed window alongside, both with roller blinds. Fitted with a range of light wood effect wall and base units with marble effect work surfaces and tiled splashback, inset cream composite single drainer sink unit with chrome mixer tap, space for electric cooker, space and plumbing for washing machine, space for tallboy refrigerator/freezer, flush ceiling light, vinyl flooring, concertina door to pantry cupboard, vinyl flooring, white panelled door.



**OPEN TREAD STAIRCASE FROM HALL TO:**

**FIRST FLOOR LANDING**

With pendant light, access to loft space, airing cupboard with lagged copper cylinder, immersion and slatted shelving, access to the three bedroom, bathroom and separate wc.

**BEDROOM ONE 3.53m (11'7") x 3.00m (9'10")**

UPVC double glazed window to the rear, textured ceiling, pendant light, fitted carpet, white panelled door.



**BEDROOM TWO 3.35m (11'0") x 3.58m (11'9")**

UPVC double glazed window to the front, textured ceiling, pendant light, fitted carpet, white panelled door.



**BEDROOM THREE 2.72m (8'11") x 2.03m (6'8")**

**Excluding boxed area providing headroom for stairs.**

UPVC double glazed window to the front, textured ceiling, pendant light, fitted carpet, louvre doored storage cupboard, white panelled door.





### **BATHROOM 1.55m (5'1") x 1.65m (5'5")**

UPVC frosted double glazed window to the rear. Fitted with a white suite comprising; panelled bath with chrome hot and cold taps and Mira Jump electric shower with curtain pole and shower curtain, pedestal wash hand basin with chrome hot and cold taps, mirrored bathroom cabinet, wall mirror, vinyl flooring, white panelled door.



### **SEPARATE WC**

UPVC frosted double glazed window to the rear. Fitted with a white close coupled wc, ceiling pendant light, vinyl flooring, white panelled door.

### **OUTSIDE**

The front of the property is accessed via a timber garden gate in Link Close. A concrete pathway takes you down gentle steps with extensive lawned areas either side to the front door. Adjacent to the front of the house there is an area laid to gravel to the right and a concrete paved area to the left that continues around to the side. To the side of the property there is a lawned area of garden having a central mature apple tree. Continuing around to the back of the property there is a red brick patio area that can also be accessed via the back door providing a lovely area which is a great area to sit and enjoy the sunshine. From here there are descending steps with gently sloping lawned gardens either side leading to the parking area and garage.

### **GARAGE**

Of single size with up and over panel effect door.

### **PARKING**

Accessed from The Causeway the driveway provides off road parking facilities for one vehicle in front of the garage.

**SERVICES** Mains electricity, 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.