



Falmouth

A spacious end of terrace property
Three good sized bedrooms
Spacious lounge with feature fireplace
Fitted kitchen/dining room
Wet room and ground floor WC
Gas central heating, UPVC double glazing
Terraced front garden, rear garden with lawn & patio
On street parking
Convenient location close to local amenities
Viewing highly recommended

Guide £290,000 Freehold

**ENERGY EFFICIENCY RATING
BAND D**

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

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www.kimberleys.co.uk

REF: SK7255



Kimberley's are delighted to bring to the market this generous sized, three bedroom terrace property that is sat on a good size plot with enclosed rear garden. The property is set within a very convenient location within a short walk of Dracaena Avenue, the yacht marina and town centre.

The light and bright accommodation is well presented throughout and comprises in brief; a sitting room, kitchen/dining room and a downstairs wc on the ground floor and three bedrooms plus a wet room to the first floor. Outside, there are terraced gardens to the front and to the rear and a lovely lawned garden with paved patio which provides a great sunny spot to sit and entertain your family and friends. There is on road parking to the front of the property.

Located close to Dracaena Avenue, there is good access into Falmouth and Penryn and the A39. Falmouth Marina is a short walk away, along with Sainsburys and Lidl supermarkets and a local convenient store, bus stop and petrol station can be found nearby. Falmouth's popular bustling town centre and waterside districts are just a short distance away where you can find an excellent blend of individual shops and high street names together with an eclectic selection of multi-national restaurants, bars, coffee houses, art galleries, The Poly Arts Theatre, The Phoenix multi-screen cinema and at the far end of town, The National Maritime Museum. The town plays host to a variety of Food and Music Festivals throughout the year which proves popular with the locals and visitors alike. The town has the third natural deepest harbour in the world providing excellent watersports facilities. There is good local schooling with primary and secondary education and various university campuses at Woodlane and Tremough, Penryn.

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

Why not call for your appointment to view today?

THE ACCOMMODATION COMPRISES:

Access is gained to the property via concrete steps with handrail that leads to the front door and a gate to the right that leads to the rear of the property.

HALF GLAZED UPVC FRONT DOOR TO:

ENTRANCE PORCH

With laminate flooring, radiator, central ceiling pendant light and smoke alarm, stairs leading to first floor landing, contemporary wooden doors leading to the sitting room and the kitchen/dining room.

LIVING ROOM 3.05m (10'0") x 5.16m (16'11")

Dual aspect with UPVC double glazed windows overlooking the front and rear aspect, central ceiling pendant light, feature electric heater set into chimney breast, fitted carpet, radiator.



KITCHEN/DINING ROOM

KITCHEN AREA 5.11m (16'9") x 2.08m (6'10")

Fitted with a range of matching contemporary wall and base units in light grey with brushed chrome handles and dark wood effect work surfaces over, inset single drainer stainless steel sink unit with chrome mixer tap, wall mounted Worcester combination boiler (regularly serviced), space for gas cooker, refrigerator/freezer, washing machine and dishwasher, inset ceiling spotlights, UPVC double glazed window overlooking the rear and half glazed UPVC double glazed door giving access to the rear, laminate flooring.



DINING ROOM 4.01m (13'2") x 3.02m (9'11")

UPVC double glazed window overlooking the front aspect with Venetian blinds, wall and base units in light grey with dark wood effect work surface (matching the kitchen), inset ceiling spotlights, laminate flooring open to useful storage area, door leading to:



CLOAKROOM 0.89m (2'11") x 1.24m (4'1")

UPVC double glazed window to the rear. Fitted with a white suite comprising of low-level flush wc, corner wash hand basin with chrome mixer tap set on a vanity unit, under stairs storage cupboard housing the electric and gas meter.

FROM THE HALLWAY, CARPETED STAIRCASE LEADS TO:

FIRST FLOOR LANDING

UPVC double glazed window to the rear, radiator, ceiling light, fitted carpet, access to the three bedrooms and bathroom.

BEDROOM ONE 3.63m (11'11") x 4.04m (13'3")

A large spacious bedroom with UPVC double glazed window overlooking the front elevation, radiator, stripped wooden floor, central ceiling pendant light, built-in storage cupboard.



BEDROOM TWO 3.07m (10'1") x 1.98m (6'6")

With UPVC double glazed window overlooking the rear garden, central ceiling pendant light, stripped wooden floors.



BEDROOM THREE 3.07m (10'1") x 3.17m (10'5")

UPVC double glazed window overlooking the front elevation, central ceiling pendant light, radiator, stripped wooden floors.



WET ROOM 1.24m (4'1") x 1.88m (6'2")

Having a walk-in shower with remote control shower unit, conventional and rainfall shower head and glass screen, heated towel rail, contemporary hand wash basin with chrome mixer tap and set on a black vanity unit with drawers, wall mounted mirrored bathroom cabinet, UPVC frosted glass window.



SEPARATE WC 1.65m (5'5") x 0.84m (2'9") of an irregular shape.

With white low-level flush wc, small wash hand basin with mixer tap, central pendant light, radiator, frosted UPVC double glazed window.

OUTSIDE

FRONT GARDEN

There is a low maintenance tiered garden, laid to chippings with raised beds. A pathway runs alongside the garden to a gate that gives access to the rear via a path.

To the side there is a very useful block built garden store and a couple of timber garden sheds, one to the side and one to the rear of the garden.

REAR GARDEN

To the rear there is a concrete path adjacent to the property and tiered stone flowerbeds sporting a variety of plants and shrubs. A path continues up the garden to a concrete paved patio area to the left and an area laid to shingle on the right and beyond that, an area laid to lawn. The whole is enclosed by closed panel fencing and wall boundary.

SERVICES Mains electricity, gas, water and drainage.

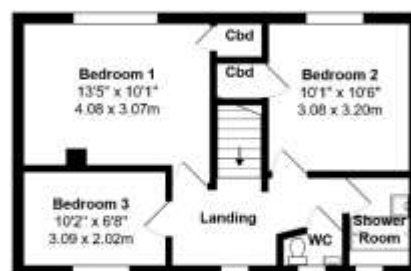
COUNCIL TAX Band B.

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.

AGENTS NOTE

Our vendor informs us that the property was re-wired and re-plumbed in 2018.



First Floor
Approx Area: 43.2 m² ... 465 ft²



Ground Floor
Approx Area: 44.3 m² ... 477 ft²
67, Acacia Road, Falmouth, TR11 2LA
Total Approx Area: 87.5 m² ... 942 ft² (excluding store)
All measurements are approximate and for display purposes only

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.

