



Constantine

A spacious three bedroom family home
Off road parking facilities
Pleasant enclosed rear garden
Very well proportioned accommodation
Two reception rooms
17' living room with wood burner
Oil-fired central heating
UPVC double glazing
Located in the desirable village of Constantine
A viewing is highly recommended

Guide £265,000 Freehold

**ENERGY EFFICIENCY RATING
BAND D**

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

01326 311400
www.kimberleys.co.uk

REF: SK7261



Located within the desirable village of Constantine is this three bedroom family home with off road parking and an enclosed garden to the rear.

The property benefits from oil-fired central heating and UPVC double glazing and would be perfect for a family home within this popular village.

The spacious and well proportioned accommodation in brief comprises; front porch, entrance hallway, dual aspect living room, dining room, fitted kitchen, rear porch, storage area, wc and workshop to the ground floor. To the first floor there is a family bathroom and three generous bedrooms. Outside, to the front of the property there is a driveway providing parking with a garden to the side. To the rear, there is an enclosed gardens which is mainly laid to lawn with an outbuilding and garden shed.

The property has a section 157 restriction and therefore a prospective purchaser will have to prove that they have lived or worked in Cornwall for the past three years.

The popular village of Constantine has a host of amenities at hand including two convenience stores with off licences, The Tolman Centre and museum that hosts a number of events and Constantine Social Club with its recreation and children's playground facilities. There is a bowling green and Constantine also has their own football and cricket teams. Other facilities include a doctors surgery, a highly regarded primary/junior school, St Constantine Parish Church, The Cornish Arms public house and The Tregilly Wartha Inn a little further out of the village. There is also a local bus service that provides transport links from Helston to Falmouth.

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

Why not call for your personal viewing today?

THE ACCOMMODATION COMPRISES:

All dimensions approximate.

DRIVEWAY WITH OFF ROAD PARKING TO THE FRONT AND SIDE GARDEN WITH PATH LEADS TO THE FRONT PORCH.

FRONT PORCH

UPVC small paned French doors to the front porch, coat hooks and shelving for shoes, granite floor.

UPVC DOUBLE GLAZED FRONT DOOR TO:

ENTRANCE HALL

Plastered ceiling with ceiling light, shelving, closed tread staircase with balustrade leading to the landing and first floor, oak laminate floor, doors to living room and the dining room.

LIVING ROOM 5.36m (17'7") x 3.20m (10'6")

A light and airy dual aspect room with two UPVC double glazed small paned effect windows to the front and rear gardens, feature focal point carved stone fireplace with decorative surround, mantle and hearth housing a freestanding wood burning stove, timber shelving, radiator, plastered ceiling with ceiling light, fitted carpet.



DINING ROOM/RECEPTION TWO 3.81m (12'6") x 3.00m (9'10")

An impressive carved stone fireplace with ornate pillars, mantle and hearth. UPVC small paned effect double glazed windows with outlook to the front driveway, radiator, plastered ceiling with ceiling light, oak laminate floor.



KITCHEN 4.72m (15'6") x 1.98m (6'6")

A traditional style fitted kitchen with a range of base and wall units comprising; cupboards and drawers with real timber (maple) doors with metal door furniture, timber effect roll top work surface with part tiled splash back incorporating a stainless steel single bowl sink with taps and drainer, recesses for cooker, refrigerator and dishwasher, small paned effect UPVC double glazed window with a pleasant outlook over the rear enclosed garden, textured ceiling with spotlights, concealed fuse box, tiled floor, archway to utility area, solid oak door with brass door furniture to the rear porch, wc and workshop.



UTILITY AREA

UPVC double glazed window with outlook to the rear, shelving, oil-fired central heating boiler providing domestic hot water and central heating facilities, under stairs storage area.

REAR PORCH 1.90m (6'3") x 1.30m (4'3")

A small paned window with outlook over the garden, shelving for shoes, plastered ceiling, fully insulated with a recent new roof, doors to storage area, wc and to the workshop, new solid oak door with brass door furniture opening to the side and the enclosed garden.

STORAGE AREA

A door leads to the storage area having shelving within.

WC

A convenient gardeners wc comprising of low-level wc, plastered ceiling.

WORKSHOP 2.18m (7'2") x 1.83m (6'0")

A small paned window with outlook over the garden, plastered ceiling with ceiling light, work bench, currently housing a washing machine.

STAIRS AND LANDING

A closed tread staircase leads to a pleasant light and airy landing, UPVC small paned effect double glazed window with outlook over the rear garden and village, two cupboards having storage within, plastered ceiling, ceiling light, loft trap with access to the roof space, central ceiling controls/thermostat, timber floors, character doors to the bathroom and the three bedrooms.

BATHROOM

A family bathroom comprising; a three piece suite with a panelled bath with shower over and screen, low-level wc with push button flush and a wash hand basin with storage cupboard under, tiled walls, designer heated towel rail, plastered ceiling with ceiling light, extractor fan, tiled floor, small paned effect frosted double glazed window to the rear.

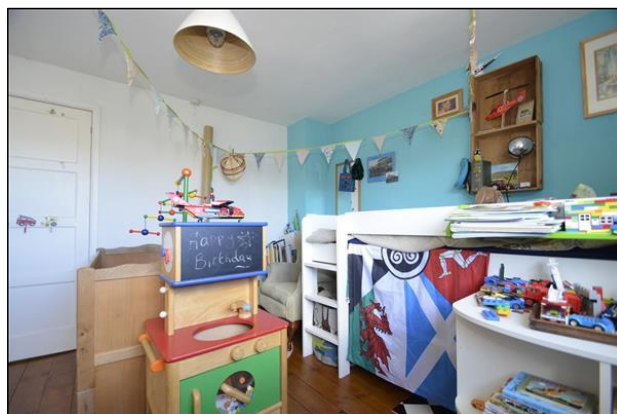
BEDROOM ONE 3.76m (12'4") x 2.82m (9'3")

A small paned effect UPVC double glazed window with views out over the area and woodland beyond, built-in storage cupboard, plastered ceiling with ceiling light, radiator, timber floor.



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

With small paned effect UPVC double glazed window with views over the area and woodland beyond, built-in storage cupboard, plastered ceiling with ceiling light, timber floor.



BEDROOM THREE 2.77m (9'1") x 2.24m (7'4")

With small paned effect UPVC double glazed window with outlook over the rear garden and village beyond, plastered ceiling with ceiling light, radiator, fitted carpet.



OUTSIDE

PARKING

Off road parking for a vehicle in front of the property.

GARDENS

To the front is a well stocked garden, whilst the majority of the grounds can be found to the rear.

REAR GARDEN

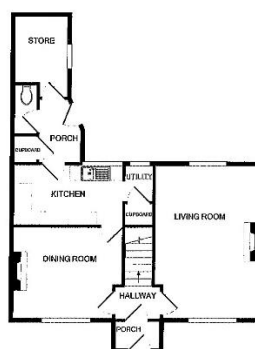
This garden enjoys a good degree of privacy and is mainly laid to lawn with plant and shrub borders. To the rear of the property, there is a gate that leads to a service lane. There is a shed for storage and a solid wall structure that houses the oil tank, a number of established fruit trees and a small pond.

AGENTS NOTE

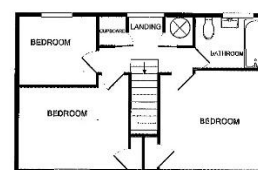
The property has a section 157 restriction and therefore any prospective purchaser will have to prove that they have lived and worked in Cornwall for the last three years.

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.



GROUND FLOOR
APPROX FLOOR
AREA 50.3 SQM
(537 SQFT)



FIRST FLOOR
APPROX FLOOR
AREA 45.3 SQM
(489 SQFT)

TOTAL APPROX FLOOR AREA 95.7 SQM (1027 SQFT)
While every effort has been made to ensure the accuracy of the floor plan and measurements of doors, windows, rooms and any other parts, we are not responsible for any errors or omissions, or any consequences that may arise from the use of the floor plan and measurements. The floor plan and measurements are for guidance only and should not be relied upon for any legal or financial purposes. The floor plan and measurements are not to scale and are not intended to be used as a basis for any legal or financial purposes. The floor plan and measurements are not to scale and are not intended to be used as a basis for any legal or financial purposes.

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.

