



Falmouth

A superb, terraced town house
Presented to an excellent standard throughout
Highly regarded and popular residential location
Interconnecting lounge and dining room
Modern fitted kitchen with built-in appliances
Three first floor bedrooms, family bathroom/wc
Superb second floor bedroom and cloakroom
Mediterranean style front and rear gardens
Large garden room/studio with electricity connected
Unrestricted on street parking facilities

Guide £425,000 Freehold

ENERGY EFFICIENCY RATING
BAND C

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

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REF: SK7263



This extremely well presented four bedroom, terraced town house is set within a popular residential location on the edge of town and has the added bonus of a spacious home office/study at the foot of the garden with electricity and light connected. New eco-boiler and fuseboard installed August 2023.

Benefits of note include; Hi-spec Everest UPVC double glazed windows and doors, gas fired central heating by radiators (recent gas and electricity safety checks 2025), original picture rails, exposed original wooden floorboards on the ground floor and 'brand new' fitted carpets to the stairs, landings and four bedrooms and a comprehensively fitted kitchen with a range of built-in appliances. This property has recently been decorated in heritage colours that enhances the character of this lovely home.

The accommodation in brief comprises; open entrance porch, L-shaped hallway with stairs to first floor, interconnecting lounge and dining room and a comprehensively fitted kitchen on the ground floor. To the first floor there are two double bedrooms, a single bedroom and the family bathroom/wc combined. A turning staircase takes you to the second floor where you will find a cloakroom and the most lovely light and airy converted loft space that provides a spacious double bedroom that also provides plenty of storage facilities with purpose built-in storage cupboards and eaves storage.

The property is conveniently located for all the facilities that Falmouth town has to offer including independent and high street retailers, The Phoenix multi screen cinema and Poly Theatre, primary and secondary schools, Falmouth University (Woodlane Campus), the Marine College and at the far end of town, The Maritime Museum and Events Square. Falmouth plays host to a number of festivals throughout the year including Falmouth Week that always proves to be popular. Falmouth's glorious sea front and nearby coastal walks is just a short drive away and Falmouth offers some of the finest sailing waters that Cornwall has to offer.

As the vendors sole agent's we highly recommend an early appointment to view.

Please call for your personal viewing today!

THE ACCOMMODATION COMPRISES:

An ornate wrought iron gate gives access to the concrete pathway. There is an area of garden to the left hand side that sports a wide variety of mature shrubs, trees and palm tree and an area laid to shingle adjacent to the front of the house.

Open entrance porch with utility boxes and a mosaic floor takes you to the front door.

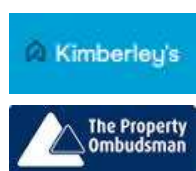
GREY FULLY GLAZED COMPOSITE FRONT DOOR WITH LIGHT PANEL ABOVE AND MATCHING GLAZED PANELS EITHER SIDE LEADING TO:

ENTRANCE HALL

An L-shaped hallway with radiator, original stripped floorboards, flush glazed ceiling light, two under stairs storage cupboards (one housing electricity meter), smoke detector, two wooden panelled doors to kitchen and dining room.



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LOUNGE 4.11m (13'6") x 4.09m (13'5")

UPVC double glazed bay window with Venetian blinds overlooking the front garden, radiator, log burner set into chimney breast with black Delabole slate hearth, picture rails, smoke detector, pendant light, stripped wooden floorboards, TV aerial lead, obscure glazed double opening doors interconnecting to the dining room.



DINING ROOM 3.56m (11'8") x 3.73m (12'3")

UPVC double glazed French doors overlooking the rear garden, feature open fireplace with black tiled hearth and backplate with white painted surround and mantle, picture rails, exposed wooden floorboards, pendant light, radiator, smoke detector, wood panelled door.



BESPOKE FITTED KITCHEN 4.88m (16'0") x 2.39m (7'10")

UPVC double glazed picture window overlooking the rear garden. Fitted with a comprehensive range of wall and base units in dark blue with black door furniture, white marble effect worktops with white metro ceramic tiling over, integrated AEG single electric oven with Neff four-ring gas hob over and concealed stainless steel extractor fan above, 1 1/2 bowl white ceramic sink unit with black mixer tap, integrated Hisense full sized dishwasher, integrated washing machine, space for tallboy refrigerator/freezer, a range of wall units fitted below the window with deep white marble effect worktop over providing a breakfast bar with views over the garden and across to Falmouth town, two flush ceiling lights, white painted wood flooring, 1/2 glazed frosted UPVC double glazed door to the rear garden with cat flap, panelled wooden door from hallway. NOTE all white goods included in the sale.



FROM HALLWAY, NEWLY CARPETED TURNING STAIRCASE WITH PAINTED BALUSTRADES LEADING TO:

FIRST FLOOR LANDING

Wood panelled doors giving access to the three first floor bedrooms and family bathroom, flush ceiling light, smoke detector, carpeted turning staircase to the second floor.

BEDROOM ONE 3.38m (11'1") x 3.73m (12'3")

UPVC double glazed window overlooking the rear elevation with far reaching views over Falmouth town, roller blind and brass effect curtain pole, picture rails, air vent, pendant light, radiator, newly fitted carpet.



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BEDROOM TWO 3.38m (11'1") x 3.28m (10'9")

UPVC double glazed window overlooking the front elevation with roller blind and brass effect curtain pole, picture rails, pendant light, air vent, radiator, newly fitted carpet.



BEDROOM THREE 2.16m (7'1") x 2.31m (7'7")

UPVC double glazed window overlooking the front with roller blind, picture rails, radiator, flush glass ceiling light, newly fitted carpet.



BATHROOM 2.36m (7'9") x 2.03m (6'8")

UPVC frosted double glazed window to the rear elevation. Fitted with a white suite comprising: panelled bath, mains fed mixer shower with traditional and drench head over and concealed shower valves, chrome shower curtain pole, blue metro tiled wall, Duravit wall mounted china wash hand basin with chrome supports and towel rail with chrome mixer tap and ceramic tiled splash back, ornate iron framed mirror above with two chrome and glass wall light either side, low-level flush wc, floor to ceiling shelving, Victorian style radiator with chrome heated towel rail, inset ceiling spotlights, wooden floor board, wood panelled door.



CARPETED TURNING STAIRCASE WITH PAINTED BALUSTRADES TO SECOND FLOOR LANDING WITH DOORS TO CLOAKROOM AND FOURTH BEDROOM.

With double glazed Velux window, flush ceiling light, freestanding shelving unit set on ledge.

SLIDING DOOR TO:

CLOAKROOM 1.73m (5'8") x 0.97m (3'2")

Velux window with roller blind having far reaching views across Falmouth. Fitted with a white suite comprising of low-level flush wc and a wall mounted wash hand basin with chrome mixer taps, chrome ladder style heated towel rail, wooden floorboards.



FOURTH BEDROOM/LOFT ROOM 3.91m (12'10") x 3.43m (11'3")

Single double glazed Velux window with roller blind to the front elevation, two double glazed Velux windows to the rear with roller blinds offering superb elevated views across the town, inset ceiling spotlights radiator eaves storage cupboards, bespoke built-in storage cupboards providing hanging space and shelving, newly fitted carpet.



OUTSIDE

FRONT GARDEN

The property is accessed via a wrought iron gate with a path that leads to the front door. To the left hand side of the garden is an area that sports a wide variety of mature plants and shrubs and there is an area laid to shingle adjacent to the front elevation of the property. The front garden is enclosed by a brick wall and timber fencing.

REAR GARDEN

Accessed from the kitchen door, slate paved steps with handrail lead down to the slate paved patio area and down to the garden. From here there is access via a wooden door to a small cellar area below the kitchen that provides a great storage facility for garden implements. The lower area of garden is laid to lawn and shingle areas enclosed by flowerbeds and borders with a profusion of mature shrubs and plants. To the rear of the garden you will find the garden room/studio.

HOME OFFICE/STUDY 4.90m (16'1") x 2.95m (9'8")

A spacious fully insulated SIPS home office/study with double UPVC doors and UPVC double glazed window to the front, UPVC double glazed picture window to the rear, UPVC double glazed door with light panel to the rear, fitted full height wall mirror, wooden freestanding shelving units in situ, ample electricity sockets (four doubles), flush glass ceiling light, white painted wooden floor, granite wall to rear boundary.



SERVICES Mains electricity, gas, water and drainage.

COUNCIL TAX Band C.

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.

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VIEWS ACROSS FALMOUTH TOWN

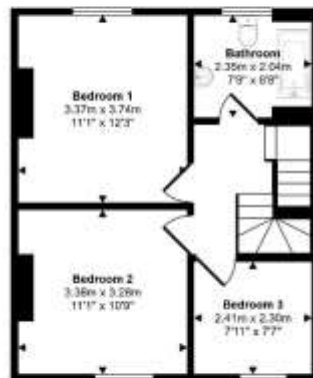


Approx Gross Internal Area
133 sq m / 1435 sq ft

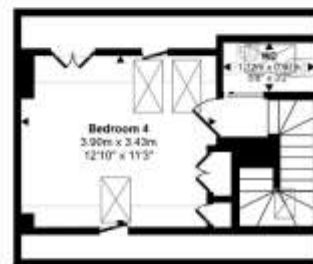


Ground Floor
Approx 47 sq m / 509 sq ft

Denotes head height below 1.8m



First Floor
Approx 43 sq m / 468 sq ft



Second Floor
Approx 28 sq m / 305 sq ft



Home office/study
Approx 14 sq m / 155 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. Some of items such as bathroom suites are representations only and may not look like the real items. Made with Matter Group 2021.

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