



Falmouth

A well presented family home
Set in a small close near the town
Clear Mundic Block test (Class A) 2020
Exterior wall insulation (2014)
UPVC double glazing, gas central heating
Sitting room, conservatory, cloakroom/wc
Fitted kitchen/dining room with appliances
Three bedrooms, well appointed shower room/wc
Tarmac driveway alongside with multiple parking
Long enclosed gardens, sheltered patio

Guide £325,000 Freehold

ENERGY EFFICIENCY RATING
BAND C

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

01326 311400
www.kimberleys.co.uk

REF: SK7268



We are highly delighted to offer for sale, this quality three bedroom end-of-terrace family home which is set in a small and popular close, just off Dracaena Avenue and within walking distance of Kimberley Park, local amenities, schools, public transport routes and a stroll down to Falmouth's bustling town centre.

Our client has enjoyed living here for the past 26 years and now wishes to downsize locally giving prospective buyers the chance to secure a fine home which you will see has been cherished for over a quarter of a century.

The house has been well maintained and offers plenty of features to impress any lucky new owners including gas central heating by radiators, UPVC double glazed windows, doors and conservatory, exterior wall insulation, focal point fireplace in the sitting room, a fitted kitchen with appliances and quality floor coverings included in the sale.

The well planned accommodation on the ground floor includes a reception hall, sitting room, kitchen/dining room, a cloakroom/wc and a conservatory giving access into the garden. A staircase from the reception hall leads to the first floor landing where you can find three bedrooms (two doubles and a single) and a well appointed shower room/wc in white. Outside the property there are simple front gardens laid for ease of maintenance, a generous tarmac driveway alongside providing parking for certainly two family sized vehicles and a gateway leads to the rear which offers a patio area and long enclosed lawns which take you down past a timber garden shed to double opening gates at the rear.

The property has a clear Mundic Block test (Class A) reassigned in 2020, making this eminently suitable for mortgage lending purposes.

An early viewing is highly recommended to secure this delightful home.

Why not call for a personal viewing today.

THE ACCOMMODATION COMPRISES:

Covered porchway, UPVC double glazed front door with matching side panels with frosted privacy glass leading to:

RECEPTION HALL

With double radiator, staircase to first floor, stairlift (in place but can be removed), hard wearing wood finish flooring, under stairs storage cupboard, second cupboard housing wall mounted Vaillant gas central heating boiler.



SITTING ROOM 3.66m (12'0") x 3.51m (11'6") 2.18m (7'2") x 0.61m (2'0")

A main reception room which has a rectangular bay and double glazed windows with vertical blinds overlooking the front with plenty of afternoon and evening sunshine, a focal point polished marble fireplace with inset gas coal effect fire on a marble hearth, continued hard wearing wood finish flooring, double radiator, TV aerial point, Multi-paned internal door to and from the reception hall.



KITCHEN/DINING ROOM 3.51m (11'6") x 3.30m (10'10") KITCHEN AREA 2.36m (7'9") x 2.44m (8'0")

Equipped with a range of matching wall and base units in high gloss grey with brushed steel handles, wrap around granite effect work surfaces and matching splash backs over, single drainer stainless steel sink unit with easy-on chrome swan neck mixer tap, stainless steel gas hob, Candy stainless steel and glass extractor hood over, space for slimline dishwasher, Belling electric double oven, fully tiled walls, spotlights, vinyl flooring, double glazed window with roller blind overlooking the rear aspect.

DINING AREA

With continued hard wearing wood finish flooring, double radiator, multi-paned internal door from the hallway, double opening sealed unit double glazed French doors leading to the conservatory.



STAIRCASE FROM THE RECEPTION HALL TO:

FIRST FLOOR LANDING

With fitted carpet, access to loft space.

BEDROOM ONE 3.66m (12'0") x 3.17m (10'5")

A delightful double bedroom with fitted carpet, six-panelled internal door, double radiator, large UPVC double glazed window with Vertical blinds overlooking the front aspect, fitted carpet.



BEDROOM TWO 3.35m (11'0") x 3.35m (11'0")

A good second bedroom with double radiator, fitted carpet, central ceiling light, six-panelled internal door, double glazed window enjoying a pleasant outlook over your own and surrounding gardens.



CONSERVATORY 2.82m (9'3") x 2.44m (8'0")

Enjoying a bright triple aspect with UPVC double glazed windows overlooking the gardens to the rear and side, solid monopitch roof with double glazed skylight overhead, double glazed doors to the garden, continued hard wearing wood finish flooring, double radiator, built-in utility cupboard with plumbing for washing machine and shelf for condensing tumble dryer over.



CLOAKROOM

With white suite comprising; low flush wc, china hand wash basin set on a high gloss white vanity unit with contemporary chrome mixer tap over, fully tiled walls, hard wearing wood finish flooring, UPVC double glazed window.



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.



BEDROOM THREE 2.51m (8'3") x 1.88m (6'2")

Again, with double glazed window and Vertical blind overlooking the front aspect, single radiator, fitted carpet, six-panelled internal door.

SHOWER ROOM 1.78m (5'10") x 1.65m (5'5")

Well appointed and remodelled with a white suite comprising; large shower cubicle with Respatex panelling, chrome mixer shower (rainfall and separate conventional shower head), glass screening and fitted assisted seat, low flush wc, wide china hand wash basin set on a high gloss white vanity unit, fitted mirror over, chrome ladder style heated towel rail, fully tiled walls and flooring, frosted double glazed window, extractor fan, six-panelled internal door.



OUTSIDE

The house is approached over a generous and wide tarmacadam driveway which has raised, rendered well stocked planted beds to the right hand side and wrought iron gates. To the left of the driveway you will see a small gravelled front garden laid for ease of maintenance and with a mature evergreen bush in the centre. A gateway alongside the property leads into a paved pathway which quickly becomes a large patio area that enjoys plenty of sunshine throughout the day. From the patio area a stepping stone pathway leads down this long lawn which is well fenced on either side and has a productive apple and plum tree, a metal garden shed, a timber garden shed measuring 2.92m (9'7") x 1.98m (6'6") with lighting and power and wrap around workbench and at the far end of the garden, double opening gates leads to the communal green access area which serves this terrace of houses.

COUNCIL TAX Band B.

SERVICES Mains drainage, water, electricity and gas.

MUNDIC TEST

There was a Mundic Block test giving a clear Class A classification. This was reassigned in 2020 to our owners.

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.