



Falmouth

A remarkable semi-detached house, 'chain free'
Completely refurbished with imagination and style
An impressive energy efficient home
Beautifully presented accommodation
Air source heat pump central heating, UPVC double glazing
Wholly owned solar panels and batteries
Superb open plan living/dining room and kitchen
Two double bedrooms, luxurious bathroom/wc
Driveway parking, detached timber outbuildings
Sunny south facing gardens and patio

Guide £330,000 Freehold

ENERGY EFFICIENCY RATING
BAND B

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

01326 311400
www.kimberleys.co.uk

REF: SK7208



We are delighted to offer for sale on behalf of our clients, one of the most remarkable two bedroom homes we have seen in a very long time, which is set in a popular and convenient location just a short downhill walk into Falmouth's bustling town centre, waterside districts and Kimberley Park.

This is the third time we have sold this property in recent years and during that time, an amazing programme of refurbishment has taken place transforming the house into a highly energy efficient property which is both economical and easy to run and achieving an astonishing EPC B Rating.

Packed with features including: air source heat pump central heating by radiators, double glazed windows and doors, a new fitted kitchen and luxurious bathroom, re-wiring and plumbing, an external insulation system with acrylic render, a wholly owned solar panel system with a lucrative feeding tariff (also includes storage batteries in the utility room) and an electric car charging point to the front.

The well planned accommodation in sequence includes: a reception hall, open plan living/dining room with a fireplace and wood burning stove and this becomes open plan to a well fitted kitchen which has quality appliances included and patio doors leading to the gardens. A staircase from the reception hall takes you to the first floor landing where you will see two double bedrooms and a luxurious bathroom/wc in white. Outside the property, at the front, there is a resin surface off road parking space for a large family vehicle and an electric car charging point and a resin pathway continues alongside the property to the rear. The sunny gardens have a raised painted decking area accessed from the dining room and steps leading to a small area of lawn and finally at the bottom, a sheltered patio for relaxing and entertaining your family and friends. Within the garden there are two sizeable timber outbuildings, one being a utility room and the second is ripe for conversion into a home office or gym.

Falmouth's popular and bustling town centre and waterside districts are within walking distance where you can find a thriving town centre which has 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, multi-screened 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 prove popular with locals and visitors alike. The town has the third natural deepest harbour in the world providing excellent water sport facilities with Falmouth Docks and Pendennis Shipyard providing employment for a large part of the towns population. There is good local

schooling with primary and secondary education and various university campuses.

As our client's sole agents, we thoroughly recommend an immediate viewing to secure this fine property. Why not call for an appointment to view today?

THE ACCOMMODATION COMPRISES:

Covered porch and UPVC double glazed front door leads to:

RECEPTION HALL

An impressive introduction to the home with slate effect ceramic tiled flooring which continues throughout the ground floor, double glazed window and vertical blind to the side, staircase to first floor landing, panelled internal door to the sitting room, radiator, inset ceiling spotlight, under stairs storage cupboard, grey panelled door leading to:

OPEN PLAN LIVING/DINING ROOM AND KITCHEN

KITCHEN 3.78m (12'5") x 3.28m (10'9") measurement for kitchen/dining area.

Well equipped with a full range of matching wall and base units in matt grey finish having soft closers, dark solid slate work surfaces which include a Franke deep sink unit, matt black swan neck mixer tap and drainer alongside, a range of built-in appliances including a Neff four-ring gas hob, glass splash back plate and concealed extractor hood over, Bosch double oven alongside, space for tallboy refrigerator/freezer, built in wine chiller, wrap around breakfast bar, a recessed display area which has a slate surface and cupboard under and pelmet lighting over, inset ceiling spotlights, dual aspect with double glazed windows to the side and rear and open plan to:



DINING AREA

With continued grey slate effect tiled flooring, contemporary vertical radiator, a focal point floor-to-ceiling slate fireplace and a wood burning stove set on a raised slate hearth, inset ceiling spotlights, double glazed French doors leading to the decking and gardens and enjoying views back towards the town centre.



LIVING ROOM 5.41m (17'9") x 3.00m (9'10")

With rectangular bay, double glazed windows and Venetian blinds overlooking the front aspect, TV aerial point, double radiator.



TURNING STAIRCASE FROM HALL TO:

FIRST FLOOR LANDING

With double glazed window and Venetian blind to the side, access to insulated loft space, built-in linen cupboard.

BEDROOM ONE 4.52m (14'10") x 2.95m (9'8") plus 2.03m (6'8") x 1.98m (6'6")

A fabulous double bedroom with two double glazed windows and roller blinds enjoying a pleasant outlook to the front aspect, fitted carpet, radiator, TV aerial point, six-panelled internal door.



BEDROOM TWO 3.20m (10'6") x 3.30m (10'10")

Another lovely bright bedroom facing a sunny aspect and enjoying super views towards the town centre, roller blind, radiator, fitted carpet, panelled internal door.



BATHROOM

Luxuriously appointed with a white suite comprising: P-shaped shower bath, chrome mixer tap and shower attachment, rainfall shower head over and conventional hand shower alongside, fully tiled surround and glass shower screen, a wide china hand wash basin with a contemporary chrome mixer tap sat on a wood block surface on top of a white vanity unit below, side lit mirror above, low flush wc, fully tiled walls and flooring, under floor heating, frosted double glazed window, inset ceiling spotlights, extractor fan, ladder style heated towel rail, underfloor heating.



OUTSIDE

To the front of the property there is a resin coated off road parking space for one large family vehicle and an electric car charging point alongside for those of you needing to charge a car from home. A resin paved pathway continues to the right hand side of the house and leads down to the rear passing the air source heat pump heating unit on the right. Wooden steps take you up to a full width painted deck which is ideal for sitting in the sunshine for the best parts of the day. From here matching steps take you down over a small lawned area and at the far end, you come to an extensive paved patio which is sheltered and gets

plenty of sunshine and this has solid timber borders and raised planter beds stocked with a wide variety of plants and shrubs, all well fenced for privacy.



UTILITY ROOM 3.38m (11'1") x 2.92m (9'7")

Within the garden there are two adjoining timber outbuildings, the first one is a utility room approached through a UPVC double glazed door and this utility room has a fitted surface and plumbing for a washing machine and space for a condensing tumble dryer. A small open cupboard to the right hand side houses a pressurised hot water system and solar panel controls. There is a wall mounted Alpha electric battery storage which is linked to the solar panneling. Double glazed window to one side and timber steps leading down to the workshop.

WORKSHOP/HOME OFFICE 4.37m (14'4") x 2.92m (9'7")

Currently used as a workshop/store room and this could be converted into a home office or a gym and this has dual aspect double glazed windows, lighting and power, double glazed casement door to the rear providing plenty of natural light.

SERVICES Mains drainage, water and electricity.

COUNCIL TAX Band B.



View



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.



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.

