



Constantine

Individual semi-detached two storey property
Recently refurbished to an exceptionally high standard
New fitted kitchen with quartz worktops
A generous bedroom with en-suite
Ground floor cloakroom
Double glazing throughout
Modern spec conversion with character features
A central village location in the desirable village of Constantine
An internal viewing highly recommended

**ENERGY EFFICIENCY RATING
BAND D**

Guide £175,000 Freehold

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

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REF: SK7269



An opportunity to purchase an individual two storey semi-detached property which has been recently refurbished to an exceptional high standard and includes a new kitchen with built in appliances and quartz worktops.

The property is a modern spec conversion with character features throughout and enjoys a light and airy contemporary feel. The property is located on Fore Street in the heart of the popular village of Constantine that nestles in the countryside of North Helford which is renowned for its river and creeks.

The accommodation has been converted to an exceptional high standard with a perfect blend of modern and character features including exposed beam ceilings on the first floor and exposed timber floorboards.

The popular village of Constantine has a host of amenities at hand including two community stores with an off licence, The Tolman Centre and museum which hosts a number of events, Constantine social club with a recreation and children's playground. There is a bowling green, and the village has its own football and cricket teams. Other facilities include a doctor's surgery, a highly regarded primary/junior school, Constantine parish church, The Cornish Arms public house, Trengilly Wartha Inn, plus a local bus service which provides transport links from Helston to Falmouth.

THE ACCOMMODATION COMPRISES

An entrance area with staircase leading to the first floor a large open planned area, living room and kitchen. The living room area is light and airy, courtesy of a double-glazed pitcher window and modern lighting throughout. At the rear of the room is a tasteful recently fitted kitchen with a range of wall and base units with integrated appliances and finished with quartz worktop. There is a useful under stair storage cupboard, a door leads through to a ground floor cloakroom with low level wc and wash hand basin. A staircase leads to the first floor where there is a generous bedroom with Velux style window, overlooking the church. Door to storage in the eaves and a further doorway to an ensuite shower room with shower cubicle, low level wc and hand wash basin.

As our clients sole agents we thoroughly recommend an early appointment to view.

Why not call to book to arrange a personal viewing today!

UPVC DOUBLE GLAZED DOOR

A step leads to a doorway with a UPVC double glazed door with double glazed festive panels, letterbox and opening on to an entrance area.

ENTRANCE AREA

With matwell, recess area for coats with coat hooks, UPVC double glazed window to the side, a doorway to a closed tread staircase leading to the first-floor accommodation.

OPEN PLAN AREA 7.70m (25'3") x 4.88m (16'0")

LIVING ROOM AREA 4.98m (16'4") x 4.88m (16'0")

A nice light and airy room courtesy of a double-glazed picture window with custom blinds that look out onto Fore Street and a range of modern down lights. Wide timber floorboards throughout, modern Dimplex Quatem modern heater, UPVC double glazed frosted window to the side, extractor fan, oak door



OAK DOOR OPENING TO:

CLOAKROOM

A nicely appointed cloakroom with part timber clad walls with sill, low level wc with push button flush, wall mounted wash hand basin, UPVC double glazed window, extractor fan, concealed area for washing machine, plastered ceiling with centre light, finished with a matching timber flooring.



STAIRCASE

A closed tread staircase leads to the first-floor accommodation with illuminated treads and handrail.



BEDROOM 4.95m (16'3") x 3.51m (11'6")

A delightful traditional yet modern bedroom with exposed beams and plastered ceiling. A deep double-glazed window to the side, a Velux style double glazed window with outlook over the village church, doors to storage in the eaves and hot water tank, timber floorboards, door to en-suite.



EN-SUITE

A modern en-suite with a shower cubicle with bi fold doors, a mixer shower with elevated shower rose, low level wc with push button flush and a wall mounted sink. Panelled wipe clean walls, extractor fan and ceiling light.



COUNCIL TAX BAND A

SERVICES Mains water, drainage and electricity.

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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