



## Falmouth

A well appointed semi-detached house  
Popular cul-de-sac location  
22' sitting/dining room  
Modern fitted kitchen  
Converted garage to utility and family room  
Three bedrooms, bathroom/wc  
Gas fired central heating, UPVC double glazing  
Generous enclosed front and rear gardens  
Driveway parking for several vehicles  
Very well presented throughout



**Guide £395,000** Freehold

**AWAITING EPC**

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

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[www.kimberleys.co.uk](http://www.kimberleys.co.uk)

REF: SK6941



Kimberley's are delighted to bring to the market this beautiful, three bedroom, Gray Connolly semi-detached property, set within a cul-de-sac on the ever popular residential location of Carrick Road.

The property is very well presented throughout and has been improved by the current owners with accommodation in brief comprising; entrance hallway, 22' sitting/dining room, fitted kitchen with window overlooking the enclosed rear garden and a garage conversion providing a utility and family room. Upstairs, there are three good sized bedrooms and a bathroom/wc combined in white. Benefiting from views over Boslowick towards Falmouth town from the rear, the property sits on a generous plot with gardens to the front having low maintenance shrubs and driveway parking facilities and to the rear an area of decking adjacent to the property that leads down to an area of enclosed lawned garden.

Carrick Road proves to be an ever popular and much sought after residential location within Boslowick and conveniently situated for the Co-operative convenience store, the parade of shops opposite and Boslowick Garage. Located on the outer fringes of Falmouth town centre, the property is also convenient for Swanpool Beach and Nature Reserve and Falmouth's spectacular sea front boasting the 'Blue Flag' Gyllyngvase Beach and Castle Beach a little further along. The property is also convenient for Falmouth Golf Club and the popular 'Above the Bay' restaurant along with good transport links via Penmere train station to the cathedral city of Truro. For those with children, there are good infant and junior schools nearby and Falmouth School for secondary education.

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

**Why not call for your personal viewing today?**

#### **THE ACCOMMODATION COMPRISES:**

Approached via the driveway and steps to a UPVC double glazed sliding doors giving access to the porch and access via a UPVC double glazed front door with glazed panels to:

#### **ENTRANCE HALL**

Doors leading into kitchen and sitting/dining room, staircase with handrail rising to the first floor landing, under stairs storage cupboard, concealed radiator, ceiling pendant light, carpet, door to:



**SITTING/DINING ROOM 6.73m (22'1") x 3.40m (11'2")**  
**approximate overall measurement into recesses.**

**DINING AREA 3.02m (9'11") x 2.59m (8'6")**

**SITTING ROOM AREA 4.01m (13'2") x 3.38m (11'1")**

UPVC double glazed windows overlooking the enclosed rear garden and UPVC double glazed picture window overlooking the front, carpet, neutrally decorated, 2 pendant lights, radiator, coved ceiling, feature inset stainless steel framed fire, door leading to:





**FITTED KITCHEN 2.62m (8'7") x 2.31m (7'7")**

UPVC double glazed window overlooking the rear garden. Fitted with a range of matching wall and base units having chrome handles and with roll top work surfaces over and inset 1 1/2 bowl stainless steel sink unit with chrome mixer tap, inset stainless steel gas hob with stainless steel extractor fan over, inset eye-level stainless steel oven and grill, pantry cupboard, a bank of three spotlights, vinyl flooring, half glazed door and steps leading down to:



**FAMILY ROOM 4.85m (15'11") x 3.02m (9'11")**

Converted from the garage. A light and bright room with laminate flooring, electric & gas meter, stop cock, UPVC double glazed sliding patio doors giving access to the enclosed rear garden, radiator, neutrally decorated, glazed panels to ceiling, wall lights and panelled door to:



**UTILITY AREA 2.08m (6'10") x 3.25m (10'8")**

Space and plumbing for washing machine, space for refrigerator/freezer, access from the front via an up and over garage door, gas central heating boiler (serviced June 2023).

**FROM THE ENTRANCE HALL, STAIRCASE RISING TO: FIRST FLOOR LANDING**

With white panelled doors to all bedrooms and bathroom, carpet, access to loft space, UPVC double glazed window, fitted carpet.

**BATHROOM 1.65m (5'5") x 2.34m (7'8")**

Two UPVC double glazed windows overlooking the side and rear. With a white suite comprising; panelled bath with twin taps, electric Mira Sport shower over and glass screening, wash hand basin with chrome mixer tap set on a white vanity unit with cupboards under, low flush wc with concealed cistern alongside, mirrored bathroom cabinet, black laminate flooring, ladder style chrome towel rail, ceramic tiled walls.

**BEDROOM TWO 3.00m (9'10") x 2.72m (8'11")**

With UPVC double glazed window overlooking the enclosed rear garden and towards Boslowick, radiator, central ceiling pendant light, fitted carpet.

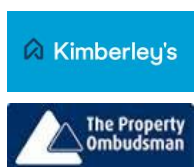


**PRINCIPAL BEDROOM 3.96m (13'0") x 3.02m (9'11") includes fitted wardrobes.**

With UPVC double glazed picture window overlooking the front aspect, central ceiling pendant light, fitted carpet.



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 2.31m (7'7") x 2.36m (7'9")

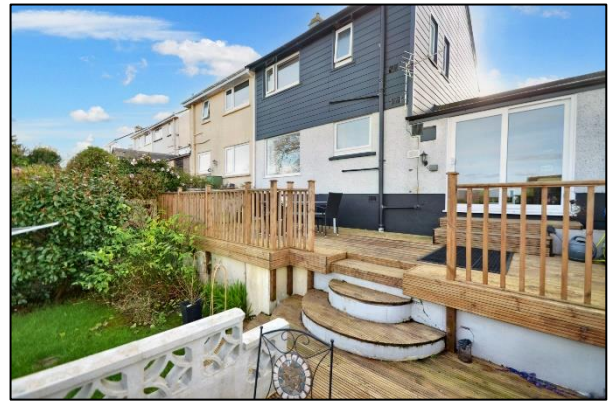
With UPVC double glazed window overlooking the front aspect, central ceiling pendant light, fitted carpet.



### OUTSIDE

To the front, the garden is low maintenance and laid to gravel and has a hedge to the boundary. To the left hand side, in front of the garage door, there is off road parking facilities for two vehicles.

The rear garden is of a very good size and had a decked area immediately adjacent to the property which is ideal for alfresco entertaining and steps leading down to another seating area. This in turn leads to the enclosed lawned area which has mature shrubs and bordered by hedging. There is also a timber garden shed in situ.

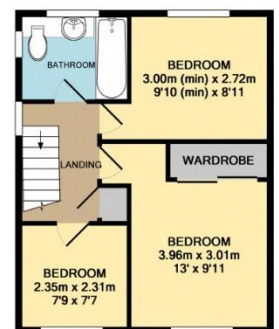


**SERVICES** All mains services connected.

**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.



GROUND FLOOR  
APPROX. FLOOR  
AREA 57.8 SQ.M.  
(622 SQ.FT.)

1ST FLOOR  
APPROX. FLOOR  
AREA 36.2 SQ.M.  
(390 SQ.FT.)

TOTAL APPROX. FLOOR AREA 94.0 SQ.M. (1012 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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