



## Falmouth

A double fronted, extended, end of terrace home  
Set in a convenient location near to the town  
New clear mundic block test (A2 pass) September 2025  
Sealed unit double glazing, gas central heating  
Lounge, en-suite bedroom four/dining room  
Galley style fitted kitchen  
Ground floor shower room/wc in white  
Three first floor bedrooms (one en-suite)  
Established corner gardens, parking for three cars  
Viewing highly recommended

Guide £275,000 Freehold

**ENERGY EFFICIENCY RATING**  
**BAND D**

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REF: SK7267



This double fronted, extended end of terrace home with three/four bedrooms is being offered for sale for the first time in over a decade and comes to the market with the benefit of 'no onward chain.'

The house has been a successful multi let investment property for our clients who have now kept the property vacant so that we can appeal to a wider market towards home owners and investors alike.

The property has sealed unit double glazed windows (where stated), gas fired central heating by radiators and has a new mundic block test which has a class A2 pass result making this eminently suitable for standard purchase/mortgage purposes. This test was carried out in September 2025.

The accommodation on the ground floor includes a reception hall, lounge, galley style fitted kitchen, well appointed shower room/wc in white and an en-suite double bedroom which could become the dining room if the property is used as a family home. The first floor offers three bedrooms, the main room having an en-suite shower.

The house sits on a corner position at the end of the road and has established front gardens, a landmark sweet chestnut tree in one corner and a pathway leading alongside the property past a timber garden shed. The pathway continues to the rear where you will find a tarmac driveway which is approached by a rear service land and provides space for three cars if parked sensibly.

As our client's sole agents, we thoroughly recommend immediate viewing to secure this spacious property.

Why not call our sales team today to arrange a personal viewing!

#### *THE ACCOMMODATION COMPRISES*

A stained wood front door to reception hall with fitted carpet, double radiator, staircase to the first floor, access to principal rooms.

#### *SHOWER ROOM/WC 1.85m (6'1") x 1.65m (5'5")*

Well appointed with a white suite comprising large semi quadrant fully tiled shower cubicle, triton thermostatically controlled electric shower and curved screening, pedestal wash basin, low flush wc, fully tiled walls and flooring, radiator, towel rail, mirrored bathroom cabinet and extractor fan.



#### *SITTING ROOM 4.88m (16'0") x 3.35m (11'0")*

A broad sealed unit double glazed window enjoying a pleasant outlook over the front garden, double radiator, fitted carpet, cove cornicing, sealed unit double glazed french doors leading to bedroom four/dining room.



#### *GALLEY KITCHEN 6.05m (19'10") x 1.90m (6'3")*

Equipped with a range of matching wall and base units in beech effect, granite effect roll top work surfaces with ceramic tiles over, single drainer stainless steel sink unit, plumbing for washing machine, space for under counter refrigerator, gas and electric cooker point, cooker hood over, Vaillant gas central heating boiler (combi), cove cornicing, inset ceiling spotlights, ceramic tile flooring, dual aspect sealed unit double glazed window with roller blind overlooking the front, single glazed door leading to the side pathway and gardens.



**STAIRCASE FROM HALL TO FIRST FLOOR LANDING**  
Sealed unit double glazed window enjoying pleasant outlook to the rear, radiator and access to loft space.

**BEDROOM ONE 4.93m (16'2") x 2.59m (8'6")**

A broad sealed unit double glazed window overlooking the front, matching window overlooking the rear, two radiators, panelled internal door, wash hand basin, painted enclosed door leading to:



**BEDROOM FOUR/DINING ROOM 5.03m (16'6") x 3.15m (10'4")**

A bright dual aspect with sealed unit double glazed windows overlooking the rear, three Velux skylight windows set within the mono pitched roof, double radiator, frosted glazed and panelled internal door from the kitchen, second door leading to the shower room:



**EN-SUITE SHOWER**

Fully tiled shower cubicle triton electric shower, folding glass screen, vinyl flooring, extractor fan, sealed double glazed window.

**BEDROOM TWO 3.10m (10'2") x 2.34m (7'8") Plus door recess**

A sealed unit double glazed window overlooking the front, radiator, panelled internal door.



**SHOWER ROOM 1.68m (5'6") x 1.68m (5'6")**

White suite comprising of a large double shower cubicle, Triton thermostatically control shower with glass screening, pedestal hand wash basin, low flush wc, radiator, fully tiled walls and flooring, sealed unit double glazed window, extractor fan, Velux style window, linen cupboard, four panelled internal door.



**BEDROOM THREE 3.35m (8'36") x 2.44m (8'0")**

*Measured to walls and into recess*

With a range of fitted bedroom furniture including fitted wardrobes, double storage radiator, sealed unit double glazed window.





**SERVICES** Mains drainage, water, electricity and gas.

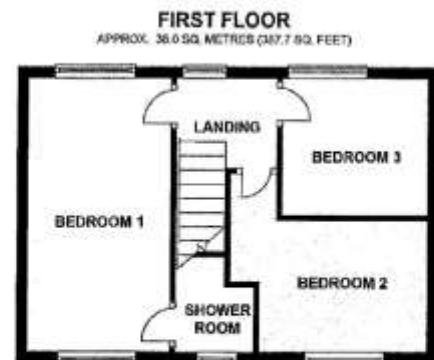
**COUNCIL TAX** BAND B

#### **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.

#### **OUTSIDE**

The house is approached through a pedestrian gate onto a concrete pathway which bisects two areas of lawn, the first having a rockery with plants and shrubs, mature landmark sweet chestnut tree, paved pathway across the front which continues across the house passing a timber garden shed on the left hand side, outside cold water supply and at the rear, a garden area leading to tarmac parking for up to three cars if parked sensibly.



**TOTAL AREA: APPROX. 92.7 SQ. METRES (997.9 SQ. FEET)**

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.

