



## Falmouth

**A spacious terraced town house**  
**Pleasant location facing playing fields**  
**Two reception rooms, large kitchen/breakfast room**  
**In need of some cosmetic refreshment**  
**Partial double glazed windows and doors**  
**Gas central heating by radiators**  
**Versatile four bedroom accommodation**  
**Walking distance to schools, amenities, the town and beaches**  
**Unrestricted on road parking, gardens**  
**Ideal as a home or investment, being sold with 'no onward chain'**

**Guide £400,000** Freehold

**ENERGY EFFICIENCY RATING**  
**BAND C**

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

**01326 311400**  
**www.kimberleys.co.uk**

**REF: SK7354**



A great opportunity to own this spacious four bedroom terraced town house which is set in a popular location at Tregenver Road, facing the old grammar school playing fields and being convenient to walk to the town centre, local schools, the beaches at Swanpool and Gyllyngvase and the branch line railway station and Penmere.

The house comes to the market for the first time in over two decades with our clients looking to sell the property as a 'chain free' transaction and that would naturally appeal to a motivated purchaser looking to secure their new home in time for the summer.

We feel the house could do with some cosmetic refreshment to bring it 'up to date' and that has been taken into account with their pricing structure, and this will also give new owners the chance to personalise and enhance the property to their own tastes and requirements.

The versatile accommodation includes on the ground floor, a small entrance porch, wide reception hall, sitting room, dining room, fitted kitchen/breakfast room with door leading into the garden. A staircase from the reception hall takes you to the first floor landing where you will find four bedrooms and a bathroom/wc combined. Outside the property there are generous gardens to the rear and a small garden to the front providing a splash of spring colour.

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

**Why not call for an appointment to view today?**

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

A pathway leads to the front door and into an entrance porch.

#### **ENTRANCE PORCH**

Frosted glazed front door to:

#### **RECEPTION HALL**

A wide introduction to the property with radiator, dado rail, staircase to first floor, under stairs storage area, access to principal rooms.

#### **SITTING ROOM 4.29m (14'1") x 3.66m (12'0") plus bay 2.16m (7'1") x 3.81m (12'6")**

Currently used as a bedroom and with deep recessed double glazed windows overlooking the front aspect, double radiator, six-panelled internal door.



#### **DINING ROOM 3.68m (12'1") x 3.38m (11'1") plus return 2.31m (7'7") x 0.89m (2'11")**

Having painted and glazed double doors leading up to the rear gardens, tiled fireplace (not tested), double radiator, six-panelled internal door.

#### **KITCHEN/BREAKFAST ROOM 6.10m (20'0") x 3.05m (10'0")**

This large kitchen/breakfast room is equipped with a range of matching wall and base units, toll top work surfaces and tiling over, single drainer stainless steel sink unit, electric ceramic hob, space for tallboy refrigerator/freezer, double oven set within housing, dual aspect with windows overlooking the side and rear, vinyl flooring, strip light, door to outside.



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.



**STAIRCASE FROM RECEPTION HALL TO FIRST FLOOR LANDING**

Built-in storage cupboard, access to loft space.



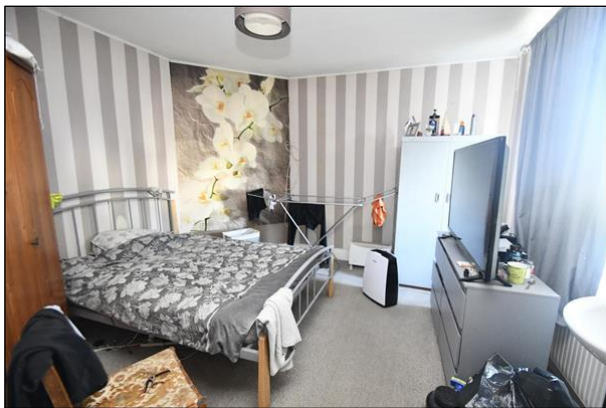
**BEDROOM ONE 3.84m (12'7") x 3.68m (12'1")**

*An average measurement of an irregular shape.*

With double radiator, double glazed window enjoying a pleasant outlook across to playing fields opposite, pedestal wash basin, radiator.

**BEDROOM TWO 4.06m (13'4") x 3.68m (12'1")**

Again, of an irregular shape and with tiled shower cubicle with electric shower, pedestal wash basin with tiled splash back, radiator, double glazed window overlooking the rear.



**BEDROOM THREE 3.66m (12'0") x 2.34m (7'8")**

Again, with double glazed window enjoying a pleasant outlook over the school playing fields, radiator.



**BEDROOM FOUR 2.97m (9'9") x 2.29m (7'6") plus door recess 1.45m (4'9") x 0.91m (3'0")**

With radiator, pedestal wash hand basin, chrome hot and cold taps, double glazed window overlooking the rear garden, louvre doored wardrobe cupboard.

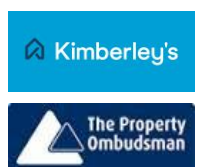


**BATHROOM**

Panelled bath with mixer taps and tiled surround, pedestal wash basin, low flush wc, frosted double glazed window, vinyl flooring, sliding door.



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**OUTSIDE**

To the rear of the property there are generous gardens with an extensive paved patio, greenhouse and a garden store. The garden is in need of cultivation.

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

**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.



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