



Falmouth

A detached three bedroom house
Spacious lounge with feature fireplace
Well appointed kitchen/dining room
Three luxurious bathrooms
Gas central heating, UPVC double glazing
Close proximity to Swanpool Beach and Golf Course
Enclosed rear gardens with large patio
Off street parking and integral garage
Being sold with the benefit of 'no onward chain'
Viewing highly recommended

Guide £480,000 Freehold

ENERGY EFFICIENCY RATING
BAND D

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

01326 311400
www.kimberleys.co.uk

REF: SK7254



This superb three bedroom detached residence which is being sold with the benefit of 'no onward chain', is located on the outer fringes of Falmouth and is conveniently located for Falmouth Golf Club, Swanpool Beach and Nature Reserve, stunning coastal walks and the amenities at Boslowick.

With plenty of features to delight new owners, the property offers the benefit of UPVC double glazing throughout, gas central heating, a feature fireplace in the lounge, a superb fitted kitchen/dining room and luxurious contemporary shower rooms.

This light and bright property has accommodation in brief comprising; an entrance hall, fitted kitchen/dining room, spacious bright light lounge with French doors leading out onto the enclosed rear garden, integral garage and a well appointed shower room on the ground floor. To the first floor there are three spacious bedrooms (one en-suite) and a well appointed family bathroom with separate shower.

Located within the ever popular area of Goldenbank, the property is conveniently positioned for a range of local amenities including the parade of shops at Boslowick, the Co-op convenience store, Boslowick Garage and Penmere branch line station that links Falmouth to the cathedral city of Truro. Further facilities can be found in the bustling town centre with its eclectic range of shops, restaurants, cafes and bars plus Falmouth Maritime Museum in Events Square. The Princess Pavilion hosts a number of events each year and is close to Falmouth's famous sea front with its choice of lovely beaches including Castle, Gyllyngvase and Swanpool. Just up from Swanpool is Falmouth Golf Club with its popular 'Above The Bay' bar and restaurant. The property is also conveniently situated for educational needs with the local primary schools of King Charles, Marlborough, St Francis and St Mary's infant and junior schools being close by. For secondary education, Falmouth Secondary School and Sports Hub is located on Trescobeeas Road.

As the vendors sole agents, we highly recommend an early appointment to view.
Why not call for your personal viewing today?

THE ACCOMMODATION COMPRISES:

Accessed via a UPVC double glazed front door to spacious porch area and through to entrance hallway that gives access to the kitchen/dining room, lounge, shower room, garage and turning staircase to the first floor landing.

OPEN PLAN KITCHEN/DINING ROOM 5.16m (16'11") x 3.15m (10'4")

UPVC double glazed windows overlooking the front and side aspects. Fitted with a range of white contemporary wall and base units with black granite effect roll top work surfaces over and white tiled splashbacks, inset white ceramic 1 1/2 bowl single drainer sink unit with chrome mixer tap, space for washing machine and refrigerator/freezer, built-in electric oven and hob with stainless steel backplate and stainless steel extractor fan over, vinyl flooring, extractor fan, central strip light and central light fitting to the dining area.



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.



LOUNGE 5.08m (16'8") x 4.14m (13'7")

UPVC double glazed French doors set into recess that opens onto the enclosed rear garden, two small UPVC double glazed windows to the side and rear with roller blinds, feature fireplace with living flame fire set on a black hearth with black backplate, white painted surround and mantle, polished wood floors, central ceiling pendant light, radiator.



SHOWER ROOM 1.55m (5'1") x 2.49m (8'2")

Frosted UPVC double glazed window. Fitted with a white suite comprising; walk-in shower cubicle with chrome mixer tap and conventional shower head and glass screening, low-level flush wc, pedestal wash hand basin with chrome hot and cold taps, fully tiled walls, heated towel rail, wall light, laminate flooring.



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.



TURNING STAIRCASE FROM HALL TO FIRST FLOOR LANDING

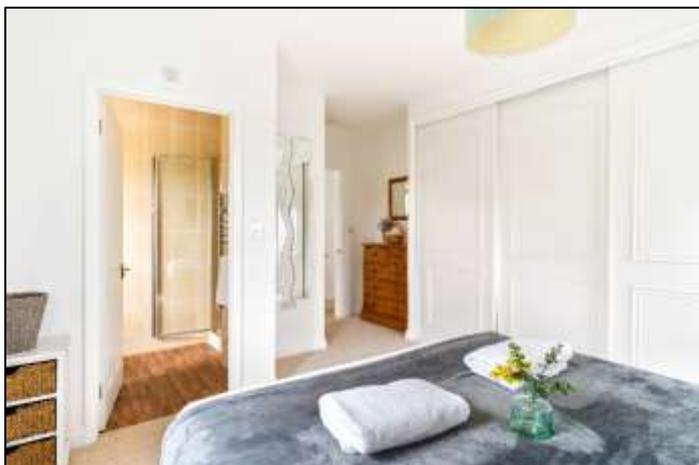
With pendant light, radiator, storage cupboard and fitted carpet.

BEDROOM ONE 4.14m (13'7") x 3.43m (11'3")

A luxurious well appointed bedroom with a dual aspect having two UPVC double glazed windows to the side and rear, central ceiling pendant light, a range of fitted wardrobe cupboards, fitted carpet and white panelled door to:

EN-SUITE 1.50m (4'11") x 2.54m (8'4")

UPVC double glazed window to the rear. Fitted with a white suite comprising; shower cubicle with glass shower screen, low-level flush wc, pedestal wash hand basin with chrome hot and cold taps, heated towel rail, fully tiled walls, corner glass fronted bathroom cabinet, laminate flooring.



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 TWO 3.12m (10'3") x 4.47m (14'8")

UPVC double glazed window to the front, a range of partly mirrored fitted wardrobe cupboards with hanging space and shelving, central ceiling pendant light, radiator, fitted carpet.



BEDROOM THREE 5.13m (16'10") x 2.46m (8'1")

A light and bright dual aspect room with two UPVC double glazed windows overlooking the front and side, 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.



BATHROOM 1.57m (5'2") x 3.38m (11'1")

With frosted UPVC double glazed window to the rear. Fitted with a white suite comprising; panelled bath with chrome hot and cold taps, shower cubicle with curved glass screen set into recess, pedestal wash hand basin with chrome hot and cold taps, low-level flush wc, chrome heated towel rail, fully tiled walls, vinyl flooring.



INTEGRAL GARAGE 2.77m (9'1") x 5.31m (17'5")

Having light and power and accessed via up and over door to the front.

OUTSIDE

To the front there is off road driveway parking facilities giving access to the garage and front door. The rear is accessed via wrought iron gates located at either side of the property or from the lounge to an easily maintained garden laid to shingle and paved patio area with a purpose built fire pit and the whole being enclosed by painted brick walling. From here steps take you to a small area of garden with a timber garden shed in situ.

SERVICES Mains electricity, gas, water and drainage.

COUNCIL TAX Band E.

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.

PLANNING PERMISSION

Planning permission was granted on the 29th April 2019 (now lapsed) for a two-storey extension to the front and side of the property with Juliette balcony. PA19/03601.

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.

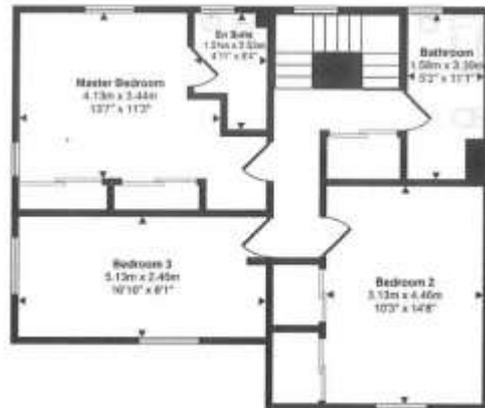




Approx Gross Internal Area
148 sq m / 1609 sq ft



Ground Floor
Approx 71 sq m / 763 sq ft



First Floor
Approx 69 sq m / 746 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Rooms of items such as bathroom suites are representations only and may not look like the real items. Made with Magic Strategy 2013.

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.



VIEWING STRICTLY BY APPOINTMENT

Kimberley's Independent Estate Agents
*29/29a Killigrew Street
Falmouth
Cornwall
TR11 3PN*

Telephone 01326 311400

E-mail: info@kimberleys.co.uk

Kimberleys.co.uk



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.

