



Constantine

Spacious double fronted two bedroomed house
Generous corner plot
Front, side and rear enclosed gardens
Presented to a good standard
Dual aspect lounge, feature fireplace with wood burner
Oil fired central heating throughout
UPVC double glazing throughout
Two double bedrooms with first floor bathroom
Desirable sought after village location Constantine
Being sold with 'no onward chain'

Guide £225,000 Freehold

ENERGY EFFICIENCY RATING
BAND D

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

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REF: SK7320



Offered with no onward chain in the desirable village of Constantine this spacious, well-proportioned double fronted two bedroomed end of terrace residence with enclosed gardens to three sides and sits on a generous corner plot.

The property benefits from oil fired central heating and UPVC double glazing and it would be perfect for a couple or a family home located within a cul-de-sac of Wheal Vyvyan in the centre of the popular village of Constantine.

The well-presented spacious and well proportioned accommodation comprises in brief, an entrance area with close tread staircase leading to the landing on the first floor, an impressive dual aspect living room with an outlook over the front and rear gardens and a feature fireplace housing a free standing wood burner. A large open plan L-shaped kitchen with dining area with a good range of wall and base units, with solid wood surface over, a Belfast style sink. On the first floor there is a landing with window overlooking the rear garden, doors to a family style bathroom with three piece suite and two generous double bedrooms with an outlook over the area and the countryside beyond.

Outside the property enjoys gardens to the front, side and rear, a generous size due to being a corner plot with lawns, mature plants and shrub borders, a garden shed, a greenhouse and wood stores. To the front of the property there is plenty of on street parking although some may wish to use some of the gardens to provide of road parking if this was desirable to the buyer.

The popular village of Constantine has a host of amenities at hand including two convenient stores with off licences, the Tolman Centre museum which hosts a number of events, Constantine social club with its recreation and children's playground. There is also a bowling green and Constantine has their own football and cricket teams. Other facilities include a **doctor's** surgery, highly regarded primary/junior school, Constantine parish church, The Cornish Arms public house and the Trengillywartha Inn just outside the village.

There is also a local bus service with transport links from Helston to Falmouth.

This property is very deceptive, and we highly recommend an early viewing to avoid disappointment.

Why not call for your personal viewing today!

THE ACCOMMODATION COMPRISES

All dimensions approximate.

A garden gate leads to a path leading through the front garden mainly laid to lawn leading up to the front door. UPVC double glazed front door leading to:

FRONT DOOR

ENTRANCE

With coat hooks, light, closed tread staircase leading to the first floor, door to the living room and open plan kitchen area.

LIVING ROOM 4.34m (14'3") x 3.28m (10'9")

A pleasant dual aspect room with front and rear UPVC double glazed windows overlooking the gardens. A feature fireplace providing a focal point housing an attractive free standing wood burner sitting on a slate hearth with timber mantle over. Plastered coved ceiling with central ceiling light, shelving, radiator, and finished with a lovely timber floor.



KITCHEN/DINER 4.34m (14'3") x 4.72m (15'6")

KITCHEN AREA

A spacious light and airy L-shaped open plan room with a traditional kitchen with a range of wall and base units consisting of cupboards and drawers. Two large butcher block solid wood worktops with a tiled splash back incorporating a Belfast sink with mixer tap. A four ring electric hob with stainless steel extractor fan over, a stainless steel oven, recess and plumbing for a dishwasher and washing machine. Under counter Worcester oil fired central heating boiler providing domestic hot water and central heating facilities. Three UPVC double glazed windows with an outlook over the enclosed rear gardens.



DINING AREA

Radiator, textured coved ceiling with spotlights, recess with further coat hooks, storage area which currently houses an American style fridge, timber effect flooring, UPVC double glazed door opening on to the rear garden.



STAIRS AND LANDING

A closed tread staircase with handrail leads to the landing and first floor. UPVC double glazed window with a pleasant outlook to the rear, textured coved ceiling with a ceiling light, doors to the bathroom and two double bedrooms.

BATHROOM

A family style bathroom with a three piece suite consisting of a panelled bath with mixer tap and shower, a low level wc and a pedestal hand wash basin. Part tiled walls, UPVC double glazed frosted window, textured coved ceiling with ceiling light and extractor fan.



BEDROOM ONE 4.34m (14'3") x 2.59m (8'6")

A spacious double bedroom with a UPVC double glazed window overlooking the side garden. Recess with built in wardrobe, housing a clothes rail and storage, plastered ceiling with ceiling light, radiator and finished with a timber floor.



BEDROOM TWO 3.28m (10'9") x 3.35m (11'0")

A double room with a UPVC double glazed window, overlooking the cul-de-sac and the countryside beyond. Plastered ceiling, loft trap with access to the roof space. Recess with a wardrobe which has built in clothes rail and storage, and built in shelving, radiator and finished with a timber floor.



OUTSIDE

GARDENS

The property benefits from a wrap around garden to the front, side and rear with a good degree of privacy, consists of a range of lawns and mature plants and shrub borders.



AGENTS NOTE The property has a section 157 restriction and therefore a prospective purchaser will have to prove that they have lived or worked in Cornwall for the last 3 years.

DIRECTIONS:

Proceed through the village of Constantine from the Falmouth direction continue up Fore Street and through the village, shortly after the Spar shop take a right hand turn into the Wheal Vyvyan cul-de-sac. Follow the road around to the right, the property can be found on the corner on the right hand side

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.



DETACHED GARDEN SHED/WORKSHOP

CONCEALED OIL TANK

GREENHOUSE

WOOD STORES

PARKING

The property currently has on street parking which is easily accessed as you can park near the property however previously there is an area that was set aside for off street parking if required.

COUNCIL TAX BAND B

SERVICES Mains drainage, water, electricity, oil fired central heating telephone and broadband.

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.

