



Falmouth

A stunning terraced town house
Beautifully presented throughout
Ideal as a home or investment
Gas central heating by radiators
UPVC double glazed windows and doors
Spacious multi-level accommodation
Dual aspect sitting room with town views
Fitted kitchen and dining room
Two bedrooms/three bedrooms, bathroom/wc
Superb Sub Tropical terraced gardens

Guide £330,000 Freehold

**ENERGY EFFICIENCY RATING
BAND D**

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

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REF: SK7366



We are pleased to offer as our client's sole agents, this stunning three storey, two bedroom town house which is set in an elevated and envied location, perched above Killigrew Street near Jacobs Ladder and enjoying delightful views from the front aspect across to the Moor, town centre and beyond.

This splendid house is considered ideal as a home or investment and is beautifully presented throughout in neutral tones which are highlighted by natural wood flooring and has a bright aspect from most rooms.

The property is packed with features including gas fired central heating by radiators, UPVC double glazed windows and doors, a wealth of natural wood flooring and painted rough cast walling which give you a blend of character and modern day living.

The accommodation includes a reception hall with staircases to the upper and lower floors, a dual aspect sitting room overlooking the gardens and The Moor, two first floor bedrooms and access from bedroom through into the little attic 'den' and on the lower ground floor, a dining room which leads into a kitchen and in turn to the gardens, a doorway leads to the side passage which has access to the street level and delightful bathroom/wc combined. To the rear of the house there are superb sub tropical gardens with four Canary Island date palms and a succession of terraces providing sunny and sheltered areas to relax and entertain your family and friends.

The location plays a key part, with the house being within easy reach of the town centre, Penmere train station and bus stop close by which provides a regular service to the Falmouth University (Tremough Campus), Penryn and the cathedral city of Truro. A short stroll will take you to Gyllyngvase Beach which is one of only eight Blue Flag beaches in Cornwall, beautiful Kimberley Park, the bustling town centre and waterside districts plus at the far end of town, The National Maritime Museum, Pendennis Castle and The Events Square which plays host to a number of festivals throughout the year.

THE ACCOMMODATION COMPRISES

Painted front door leads to:

RECEPTION HALL

An impressive introduction to the property with painted rough cast walls, pine staircases to the upper and lower floors, stripped and varnished pine flooring, recessed double glazed window with venetian blinds overlooking the rear gardens and back toward the moor, central ceiling light, large open doorway leading to:

SITTING ROOM 4.01m (13'2") x 3.43m (11'3")

A fabulous bright dual aspect reception room (which has been used as a bedroom 3 with previous incumbents) having deep tall UPVC double glazed window to the rear aspect with a window seat and a fine outlook over the garden, recessed double glazed sashed window with vertical blinds overlooking the front aspect, painted random stone reveals, painted panelled ceiling, continued stripped and varnished pine flooring, concealed radiator, closed fireplace with ceramic tiled hearth, corner tv shelf, tv aerial point, built in cupboard and two wall lights.



PINE STAIRCASE FROM THE RECEPTION HALL

Leading to the lower ground floor, passing painted brickwork to one side, then:

DINING ROOM 3.91m (12'10") x 3.61m (11'10") Into recess

Delightful dining room which has a focal point granite fireplace and polished granite hearth (as a show piece only), floor to ceiling storage cupboards, two wall lights painted rough cast walling, central ceiling lights, three wall lights, high level plate display rails, fitted carpet, open planned to:



KITCHEN 3.05m (10'0") x 1.68m (5'6")

A galley style kitchen with fitted with fitted base units in white, roll top work surfaces and ceramic tiling over, inset composite sink unit single glazed unit with chrome swan neck mixer tap, concealed radiator, tiled recess for tall boy fridge freezer and microwave shelf over, painted rough cast walling, recessed double glazed window and double glazed door leading to the patio gardens, continued new carpet.



PAINTED AND LATTICED DOOR FROM THE DINING ROOM Leading to:

SIDE HALLWAY

With a built-in cupboard, housing plumbing, space for a washing machine and condensing tumble dryer opposite side, built in storage and wall mounted Worcester gas central heating boiler.

DOORWAY TO THE RIGHT HANDS SIDE

Leads up a flight of granite steps to a small arch doorway leading to the street.

BATHROOM 2.51m (8'3") x 1.98m (6'6")

Well-appointed with white suite comprising of a large corner bath, Mira thermostatically controlled electric shower and fully tiled surround, recessed frosted double glazed window overlooking the rear, pedestal wash basin with contemporary chrome mixer tap, recessed fitted mirror with accessory shelf, low flush wc, concealed radiator, ceramic tiled flooring and walls, extractor fan and panelled internal door.



PINE STAIRCASE FROM THE RECEPTION HALL

Leads to first floor which has a recessed UPVC double glazed window enjoying delightful views from the rear aspect across to the Moor, over stairs book and display shelf, varnished wooden flooring.



BEDROOM ONE 3.84m (12'7") x 2.34m (7'8") Plus recess

A fabulous bright dual aspect main bedroom with tall UPVC double glazed window with window seat enjoying delightful views from the rear aspect across to the Moor and Erisey Terrace, venetian blind, UPVC double glazed sash window with venetian blind overlooking the front aspect, concealed radiator, latch and braced recessed door, central bed recess with over bed lighting and book shelf, matching wardrobe cupboards either side, painted rough cast walling, new fitted carpet, painted beam ceiling and panelled internal door.



BEDROOM TWO 2.29m (7'6") x 2.06m (6'9") Plus 1.52m (5'0") x 0.91m (3'0")

An L-shaped room with recessed UPVC double glazed sash window with venetian blind overlooking the fabulous... rough cast walling, new fitted carpet, radiator, painted internal panel door, access via a sliding aluminium loft ladder leads to an attic room.

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.





ATTIC ROOM

A brightly coloured attic with built in workstation and storage, Velux double glazed window, painted flooring and A-framed timbers.



OUTSIDE

GARDENS

To the rear of the house you will find amazing multi level, sub tropical gardens which enjoy a good degree of sunshine from the afternoon through to sunset, starting with an extensive paved patio area with painted rough cast walls and a storage shed to one side, paved steps lead down to the second level under a timber pergola with bedat Wisteria, and continuing down to the sheltered seating area with raised granite walls and surrounded by Canary Island date palms, the granite steps continue past further raised flower beds on the right hand side and to the left you will see a feature fish pool with paved surround. Descending granite steps leads to a timber deck patio which is an ideal area to relax and entertain, a timber garden shed to the right hand side and finally a gate leading to a sizeable composting area.



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.



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