



## Falmouth

A semi-detached house  
Four bedrooms (master en-suite)  
Flexible and spacious accommodation  
Spacious lounge with feature fireplace  
Fully fitted modern kitchen/diner, dining room  
Family bathroom/wc  
UPVC double glazing, gas central heating  
Garage and driveway parking  
Enclosed, sunny rear gardens  
Being sold with 'no onward chain'

Guide £385,000 Freehold

ENERGY EFFICIENCY RATING  
BAND D

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

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REF: SK7334



A well presented, four bedroom semi-detached property currently used as a student let, situated in a convenient location within a small close on the Western side of Falmouth. We consider this property to be ideal as a home or an investment. Flexible accommodation throughout. It is recommended that potential viewers book an early appointment to view to see this potential for themselves.

The accommodation in brief comprises; a reception hallway, lounge, dining room, contemporary fitted kitchen/diner, four bedrooms (master with en-suite shower room) and family bathroom/wc. Other benefits include UPVC double glazing and gas central heating throughout. Outside the property there are enclosed rear gardens and to the front are low maintenance gravelled gardens with driveway parking facilities set to the side which in turn leads to a garage.

Ashfield Villas is a small residential close situated on the edge of Falmouth and is conveniently located for a selection on junior schools, secondary school and regular bus service. There are facilities within the very nearby marina along with Sainsburys supermarket which is just a few minutes walk away. There are large playing areas at Dracaena Avenue and as the property is on the Western side of Falmouth it is easy to get out to the nearby towns of Helston, Redruth and the cathedral city of Truro, along with Falmouth's own excellent leisure facilities including shops, restaurants and coastline which are just a few minutes' drive away.

As the owner's sole agents, we highly recommend an early appointment to view.

#### *THE ACCOMMODATION COMPRISES:*

*OBSCURE DOUBLE GLAZED FRONT DOOR WITH MATCHING SIDE PANEL OPENING TO:*

#### *ENTRANCE HALLWAY*

With Honeywell wall mounted central heating thermostat, laminate flooring, skirting boards, radiator, carpeted staircase rising to the first floor landing, open under stairs storage, panelled internal doors to lounge and dining room.

#### *DINING ROOM*

*CURRENTLY USED AS A BEDROOM 3.76m (12'4") x 2.41m (7'11") On the ground floor*

UPVC double glazed unit overlooking the front elevation with radiator and carpet.



#### *KITCHEN 3.35m (11'0") x 2.87m (9'5")*

A very well appointed kitchen featuring wall, base and drawer units with clever space saving storage, work surfaces over with complementary tiled splash backs incorporating a stainless steel sink with drainer, four-ring gas hob with complementary extractor fan over, double eye-level oven, space and plumbing for washing machine, space and plumbing for dishwasher, a continuation of the laminate flooring.

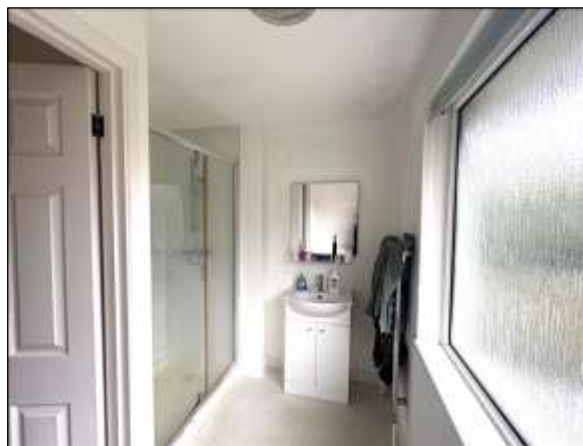
#### *DINING AREA*

UPVC double glazed window overlooking the enclosed rear gardens.



### LOUNGE

A lovely room with UPVC sliding door to the rear garden, TV aerial point, carpet, skirting boards, radiator, panelled internal door to:



### BEDROOM TWO 3.53m (11'7") x 3.53m (11'7")

With UPVC double glazed window to the front elevation, carpet, skirting boards, radiator.

### CARPETED STAIRCASE FROM THE ENTRANCE HALLWAY RISING TO:

### FIRST FLOOR LANDING

With carpet, skirting boards, radiator, access to all first floor rooms.

### BEDROOM ONE 5.31m (17'5") x 2.84m (9'4") maximum measurement.

With UPVC double glazed window to the front elevation, carpet, skirting boards, panelled internal door to:



### BEDROOM THREE 3.35m (11'0") x 3.15m (10'4")

With UPVC double glazed window to the rear elevation, carpet, skirting boards, radiator.



### EN-SUITE SHOWER ROOM

With obscure double glazed window to the rear elevation. Fitted with a white suite comprising of double shower cubicle with clear screen and mains mixer shower, wash hand basin set in a vanity unit, low-level flush wc, chrome ladder style heated towel rail, vinyl flooring, skirting boards.

**BEDROOM FOUR** 2.49m (8'2") x 2.24m (7'4") With UPVC double glazed window to the front elevation, carpet, skirting boards, radiator.



**COUNCIL TAX** BAND C

**SERVICES** Mains drainage, gas and electric.

**FAMILY BATHROOM**

With obscure UPVC double glazed window to the rear elevation. Fitted with a three piece suite comprising low-level flush wc, pedestal wash hand basin, panelled bath with mixer tap and shower attachment over, partially tiled walls, radiator, door to airing cupboard, vinyl flooring, skirting boards.



**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.

GROUND FLOOR  
640 sq.ft. (59.5 sq.m.) approx.



1ST FLOOR  
605 sq.ft. (56.2 sq.m.) approx.



TOTAL FLOOR AREA: 1245 sq.ft. (115.7 sq.m.) approx.

Measurements are for information only and are not intended to be used for any legal purpose. The purchaser should verify the accuracy of the measurements and should not rely on them for any legal purpose. The purchaser should also verify the accuracy of the measurements and should not rely on them for any legal purpose. The purchaser should also verify the accuracy of the measurements and should not rely on them for any legal purpose.

**GARDENS**

To the front of the property there is a raised but level low maintenance gravelled garden with various planted shrubs. To the left of the garden there is driveway parking for one vehicle which leads to:

**GARAGE** 4.80m (15'9") x 2.90m (9'6")

With light and power. At the rear of the garage there is a wall mounted modern Worcester gas central heating boiler.

**REAR GARDENS**

To the rear of the property are terraced and paved patio gardens. The gardens are fully enclosed and the property does enjoy a side access via a gate which in turn leads back around to the front of the property.

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.

