



Falmouth

Double fronted end of terrace home
Suitable for cash purchasers only
Spacious two bedroom accommodation (formerly three bedrooms)
Sold with the benefit of 'no onward chain'
Dual aspect lounge with feature fireplace
Kitchen/dining room
UPVC double glazing, gas heating
Attractive enclosed front and rear gardens
Ideal as a home or investment opportunity
Convenient location on the outskirts of town

Guide £165,000 Freehold

ENERGY PERFORMANCE RATING BAND D

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

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www.kimberleys.co.uk

REF: SK7299



We are delighted to offer for sale, to cash buyers only, this end-of-terrace home featuring two double bedrooms, ideally located set in a convenient location just a short walk from local amenities.

Offered for sale with no onward chain, this competitively priced and generously proportioned terraced property, formerly arranged as a three-bedroom home, offers flexible living space in a highly convenient location. The property is ideally positioned with good access to the bustling town centre of Falmouth, where a wide range of shops, cafés, restaurants and other local amenities can be found.

The accommodation is spacious and well laid out, briefly comprising an open-plan kitchen/diner providing ample space for everyday living, along with a comfortable lounge. An enclosed tread staircase leads to the first floor, where there are two well-proportioned bedrooms and a family bathroom. Outside the property offers mature front and rear enclosed gardens featuring the wonderful addition of a useful greenhouse.

The property is suitable to cash buyers only following a recent mundic test (December 2025) and is not deemed acceptable for lending purposes.

As our clients' sole agents we highly recommend an internal viewing.

Why not call to arrange your personal viewing today.

ACCOMMODATION COMPRISES

Gate leads into an attractive enclosed front garden with steps up to the UPVC double glazed front door

OPEN PLAN KITCHEN/DINER 4.88m (16'0") x 3.66m (12'0")

KITCHEN AREA

UPVC double glazed window and door overlooking to rear aspect, fitted with a range of matching wood effect wall and base units with metal handles, work surface to three sides and tiled splashback, stainless steel sink drainer with mixer tap, space for cooker, space and plumbing for washing machine, space for tall refrigerator/freezer, wall mounted gas boiler, strip light, under stairs storage cupboard.

DINING AREA

A triple aspect room with three UPVC double glazed windows to the front and side aspect, close tread staircase with balustrade rail leading to the first floor landing, space for a dining room table, wall mounted gas heater, central ceiling light, fitted carpet, door to lounge.



LOUNGE 5.03m (16'6") x 3.35m (11'0")

A dual aspect room with two UPVC double glazed windows overlooking front and rear gardens, feature brick effect fireplace with gas fire (not tested), coved ceiling, central ceiling light, radiator and finished with a carpeted floor.

**STAIRS RISING TO THE FIRST FLOOR**

Enclosed tread stairs with handrail leads to the first floor with landing, UPVC double glazed window overlooking the rear aspect, loft hatch, coved ceiling, central ceiling light, fitted carpet, access all principal rooms.

BATHROOM 2.44m (8'0") x 2.39m (7'10")

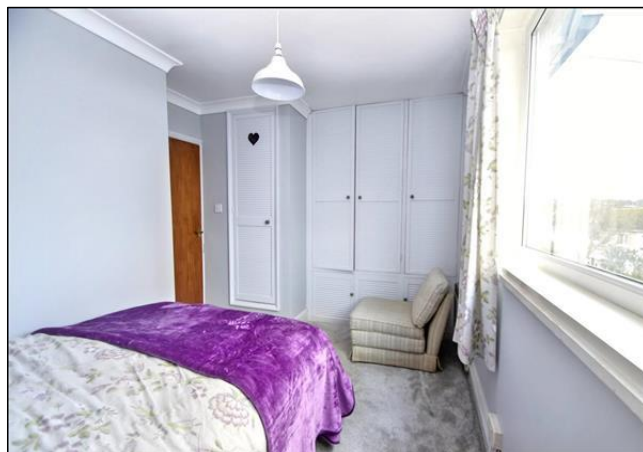
UPVC double glazed window to rear aspect, a well appointed bathroom comprising a four piece suite including a sunken corner bath with moulded seat, separate double shower cubicle with electric shower and glass curved screen, low level wc, pedestal wash hand basin, wall mounted cabinet, fully tiled, coved ceiling, central ceiling light and finished with a carpeted floor.

**BEDROOM ONE 4.88m (16'0") x 2.67m (8'9")**

A triple aspect room with three UPVC double glazed windows overlooking the front, side and rear aspect, wall mounted gas heater, central ceiling light, coved ceiling, finished with a carpeted floor.

**BEDROOM TWO 3.89m (12'9") x 2.92m (9'7")**

UPVC double glazed window to the front aspect enjoying views towards Penryn and countryside beyond, a good range of built in wardrobes and cupboards providing useful storage space, wall mounted shelving, wall mounted gas heater, coved ceiling, central ceiling light and finished with a carpeted floor.





OUTSIDE

To the front of the property lies an attractive enclosed garden with steps leading to the front door. A pathway runs alongside the side aspect, where there is an attached greenhouse/potting shed, offering ideal space for gardening enthusiasts or additional storage.

To the rear, the garden is predominantly laid to lawn and complemented by a variety of mature plant and shrub borders, and features a further garden shed.

AGENTS NOTES

The property has had a recent mundic block test (December 2025) and some of the samples have been unclassified therefore rendering the property as unsuitable for lending purposes. The property is suitable for cash buyers only and the mundic block test is available for inspection in the office.



COUNCIL TAX Band B.

SERVICES Mains drainage, water, gas and electricity.

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.



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.

