



Falmouth

Well presented, three bedroom house
Tranquil, picturesque setting
Holiday home investment opportunity
(solid bookings for 2025/2026)
Open plan living/kitchen/dining room
Three bedrooms, bathroom/wc combined
Communal well maintained gardens
Allocated parking space
Sold with the benefit of 'no onward chain'
Access to on-site leisure facilities, shop and bar



**ENERGY EFFICIENCY RATING
BAND D**

Guide £169,000 Leasehold (share of the Freehold)

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

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www.kimberleys.co.uk

REF: SK7011



An ideal opportunity to own this well presented, three bedroom modern holiday home which is set in a superb and picturesque location in some 16 acres of managed landscaped gardens and grounds within this sheltered wooded valley and is within easy access to Swanpool and Falmouth beaches, Falmouth Golf Club and miles of rugged coastline walks.

The house is well maintained and decorated with neutral decor, well equipped and can be offered for sale as a turn-key investment if required allowing new owners the opportunity to earn an income from the date of completion (subject to bookings) or use the property as their own secure holiday base.

The property has features including sealed unit double glazed window, independent electric heating, stable doors to the front and rear, fitted kitchen area with oven and hob and all floor coverings included in the sale. The accommodation includes an entrance vestibule, ground floor cloakroom, bedroom three and a lovely bright triple aspect open plan lounge/dining room and kitchen area with access through a stable door onto a delightful patio area. On the first floor there are two further bedrooms and a bathroom/wc combined. The property has its own designated numbered parking space close by.

Owners and guests of each holiday home are welcome to use a variety of leisure and sporting facilities which include a gymnasium, sauna, solarium and steam room, a jacuzzi/plunge pool, tennis courts and a bar/restaurant. If you are looking for a reasonably priced holiday investment, this may be your chance to secure this superb property with the advantage of being able to sub let throughout the year.

As our clients sole agents, we strongly recommend an immediate viewing to secure this property.

Why not call for your personal viewing today?

ACCOMMODATION COMPRISES

A communal pathway leads to a sloped path leading to the stable front door.

ENTRANCE HALL 1.60m (5'3") x 1.45m (4'9")

Stable front door opening into the entrance hall, open plan to the living/kitchen/dining area.

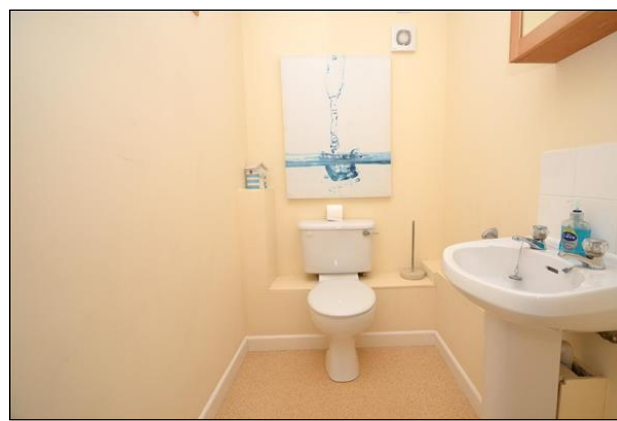
BEDROOM THREE 3.25m (10'8") x 2.18m (7'2")

Dual aspect double glazed windows to the side and front aspect enjoying a pleasant outlook, panelled internal door, fitted carpet, central ceiling light, electric wall heater.



CLOAKROOM/WC

Panelled internal door, white two piece suite comprising low level flush wc, pedestal wash hand basin with tiled splashback, wall mounted mirrored cabinet, extractor fan, coat hooks.



OPEN PLAN LIVING AREA 5.36m (17'7") x 5.05m (16'7")

A delightful open plan living area spanning the width of the property, with window to the front aspect and further window and stable door to the rear aspect leading directly onto the patio courtyard garden.

KITCHEN AREA

Fitted with a range of wood effect wall and base units, laminate roll top work surfaces to three sides, part tiled splashback, stainless steel single drainer sink with cold and cold tap, integrated under counter stainless steel Electrolux electric oven, electric four ring hob, integrated under counter refrigerator, space for slimline dishwasher, plumbing and space for washing machine, extractor fan.

LIVING AREA

Offering a light and bright open plan living with space for dining table and chairs, under stairs storage cupboard, Dimplex night storage heater.



STAIRS RISING TO FIRST FLOOR LANDING

Double glazed window to the front aspect, fitted carpet, storage cupboard housing immersion tank, shelving. Doors to:



BEDROOM TWO 2.46m (8'1") x 2.26m (7'5")

Double glazed window to the rear aspect, fitted carpet, central ceiling light, electric wall heater.



BEDROOM ONE 3.38m (11'1") x 2.97m (9'9") Including door recess.

A good sized master bedroom with double glazed window to the rear aspect, fitted carpet, central ceiling light, electric wall heater.



BATHROOM

Double glazed window to the front aspect. Fitted with a white suite comprising; panelled enclosed bath with electric Mira shower over, tiled walls and glass shower screen, pedestal wash hand basin, low level flush wc, wall mounted mirrored bathroom cabinet, vinyl flooring, central ceiling light.



OUTSIDE

Leading from the living area is a patio courtyard garden which is an ideal area to sit, relax and enjoy with friends and family overlooking the picturesque communal gardens.



ALLOCATED PARKING SPACE

Situated at the rear of the property lies an allocated parking space clearly numbered for the sole use of the occupier. Further visitor parking is available on site.

COUNCIL TAX Band B

SERVICES Electricity, water and drainage.

AGENTS NOTE

Properties within Pendra Loweth are for use as second homes or holiday letting only and not to be used as a permanent residence.

SERVICE CHARGES

Service charges approximately £3,500 per year, gross income for 2023/2024 £14,000 other bills approximately £3,200 including council tax.

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.

COMMUNAL GARDENS



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.

