



Falmouth

- Three-bedroom terraced house
- Principal bedroom with en-suite shower room
- American diner style kitchen
- Views over Penryn River and countryside
- Gardens and patios
- Gas central heating by radiators
- UPVC double glazing
- Off road parking for several cars
- Solely owned solar panels
- Convenient location for the Marina and town centre

Guide £275,000 Freehold

ENERGY EFFICIENCY RATING
BAND B

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

01326 311400
www.kimberleys.co.uk

REF: SK7383



A spacious and well-proportioned three bedroom terraced family home with a range of features including parking, principal en-suite bedroom, gas central heating, double glazing and views over Penryn River and beyond, all within short walk to all amenities.

The property has undergone much improvement by the current vendors with many modern features and is offered for sale in good decorative order.

The accommodation in brief comprises of an enclosed front garden with recently fitted fencing, entrance area with closed tread staircase leading to the landing on the first floor, 16' 6" dual aspect living room, impressive L-shape kitchen in the style of 1950/60's American style diner with breakfast bar, and shower room. On the first floor three generous bedrooms with the principal having an en-suite shower room, the rooms on the first floor to the rear all enjoy an impressive outlook over Penryn River and the countryside beyond. To the rear of the property there is a raised patio area with home bar, a lawned garden and a gravel driveway with parking for several vehicles.

It is well positioned within a short walk to a couple of well known supermarkets, Falmouth Marina and the Upper Deck Restaurant, open playing fields and football field nearby. The town offers a broad range of independent high street shops together with a diverse selection of restaurants, cafes, public houses and bars plus The Maritime Museum, Pendennis Castle, our famous sea front, beaches and a number of university campuses, schools and nurseries.

An internal viewing of this property is strongly recommended to appreciate what it has to offer.

Why not call for to arrange your personal viewing today!

THE ACCOMMODATION COMPRISES

Steps lead down to an enclosed front garden with fencing and a walkway to the rear of the property and the garden.

COMPOSITE FRONT DOOR

With double glazed panels and letterbox opening onto:

ENTRANCE AREA

With closed tread staircase with balustrade to the first floor, under stair storage area, plastered ceiling with ceiling light, timber glazed door to living room and to the left an open plan kitchen.

LIVING ROOM 5.03m (16'6") x 3.51m (11'6")

A pleasant dual aspect room with two UPVC double glazed windows, the rear overlooks the garden, driveway and the river beyond. A focal point fireplace with an electric style wood burner, plastered cove ceiling with ceiling light, radiator, and carpet.



KITCHEN/BREAKFAST ROOM 3.73m (12'3") x 4.88m (16'0")

An impressive L-shaped kitchen in the style of a 1950/60's American diner with breakfast bar, a range of wall and base units, gloss cream doors with metal door furniture, a red quartz effect roll top work surface with matching splashback incorporating a four-ring electric hob, stainless steel splashback and matching stainless steel extractor hood. Stainless steel one and a half bowl sink with mixer tap, tiled walls, built in stainless steel Hotpoint electric oven, integrated fridge/freezer, recess and plumbing for washing machine, stainless checker plate kick boards with black and white checker floor, wall mounted combi boiler providing domestic hot water and gas central heating, plastered ceiling with spotlights, concealed fuse box, three UPVC double glazed windows and a UPVC double glazed door opening onto the rear patio/gardens.



EN-SUITE

A modern en-suite with double shower cubicle, with electric shower, low level wc and hand wash basin set in a vanity unit with modern doors, plastered ceiling with ceiling lights and extractor fan.

SHOWER ROOM 2.31m (7'7") x 1.75m (5'9")

Comprising of a three-piece suite, a double shower cubicle with glass screens and tray, low level wc, and wash hand basin, tiled walls, tiled floor, UPVC double glazed frosted window to the rear, plastered ceiling with ceiling light.



STAIRS AND LANDING

Closed tread staircase with balustrade leading to a galleried landing, UPVC double glazed window with views overlooking Penryn River, radiator, plastered ceiling with loft trap leading to the loft space, spotlights, and doors to three generous bedrooms.

BEDROOM TWO 4.44m (14'7") x 2.97m (9'9")

Two UPVC double glazed windows to the front aspect, radiator, plastered ceiling with spotlights, and carpet.

BEDROOM ONE 4.88m (16'0") x 2.74m (9'0")

A dual aspect room with UPVC double glazed windows with the rear overlooking Penryn River and the countryside beyond, built in storage area, dado rail, plastered ceiling with spotlights, laminate flooring, radiator, and door through to en-suite shower room.



BEDROOM THREE 2.44m (8'0") x 2.44m (8'0") UPVC double glazed window with water views, radiator, coved ceiling with ceiling light and carpet.

OUTSIDE

FRONT

To the front of the property there is a small, enclosed garden with recently fitted fencing, however most of the gardens can be found to the rear.



PARKING

The property has its own private off-road parking at the rear with parking for several vehicles.

COUNCIL TAX BAND B

SERVICES Mains drainage, water, electricity, gas, and solely owned solar panels.

REAR GARDEN

To the rear of the property there is a raised patio area and garden with a feature timber fold out bar area of timber construction, ideal for enjoying the sun and alfresco dining, and lawned areas.



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.

