



Falmouth

A middle terrace family home
Facing open green area
Popular location near Falmouth School
UPVC double glazing, gas central heating
Reception hall, sitting room
Fitted kitchen/dining room, rear porch
Three bedrooms, re-modelled bathroom/wc
Detached single garage and parking space
Manageable rear patio gardens
Far reaching views from the rear aspect

Guide £265,000 Freehold

ENERGY EFFICIENCY RATING
BAND C

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

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REF: SK7403



We are pleased to offer as our clients sole agents, this three bedroom middle terrace home which is set in a traffic free location, facing a pedestrianised open green area and within walking distance of Falmouth School.

The house has been updated in recent years and offers features including gas fired central heating by radiators, UPVC double glazing, a re-fitted kitchen, re-modelled bathroom and fitted carpets.

With well proportioned accommodation, this property is an ideal family home having a reception hall, sitting room, kitchen/dining room, ground floor cloakroom (in need of re-fitting), three bedrooms and a first floor bathroom. Outside the property there is a small garden to the front and a raised paved patio garden to the rear which enjoys views to open countryside. The property has a single garage and a parking space alongside at the rear.

Tuke Close is situated within a popular residential area on the outskirts of Falmouth, close to local amenities and is accessible for local schools, parks, doctors' surgery and public transport routes.

An early viewing is essential to secure this spacious family property.

Why not call for an appointment to view today?

THE ACCOMMODATION COMPRISING:

UPVC double glazed front door with frosted privacy panel and matching side panel leading to:

ENTRANCE HALL

With radiator, fitted carpet, staircase to first floor, central ceiling light, under stairs storage recess, door to inner hallway, second door to:

SITTING ROOM 4.34m (14'3") x 3.71m (12'2")

A bright main reception room with a broad UPVC double glazed overlooking the front green area, double radiator, TV aerial point, fitted carpet.



KITCHEN

Re-fitted with a range of matching medium wood finish units with brushed steel handles, wrap around black granite effect work surfaces and part ceramic tiling over, 1 1/2 bowl single drainer stainless steel sink unit with cutlery drainer and chrome easy-on mixer tap, electric four-ring hob with black glass splashback and AEG cooker hood over, AEG electric double oven set in housing alongside, plumbing for washing machine, space for slimline dishwasher, hard wearing black slate finish flooring, space for tallboy refrigerator/freezer, space for dining table and chairs, broad UPVC double glazed window with roller blind with an outlook over the rear gardens towards countryside in the distance.



STAIRCASE FROM RECEPTION HALL TO:

FIRST FLOOR LANDING

With storage cupboard, fitted shelving and electric consumer box, fitted carpet, ceiling drop light, staircase to first floor landing, fitted carpet, access to insulated loft space.



PRINCIPAL BEDROOM 3.12m (10'3") x 3.07m (10'1") plus door recess 1.32m (4'4") x 0.86m (2'10")

A bright main bedroom with broad UPVC double glazed window overlooking the open green area to the front, double radiator, a range of triple fitted wardrobe cupboards with full length sliding doors, second built-in storage cupboard with shelving, fitted carpet, ceiling drop light, TV aerial point.



BATHROOM 2.31m (7'7") x 1.65m (5'5")

Re-modelled with a white suite comprising; deep panelled shower bath with contemporary chrome waterfall mixer tap, chrome mixer shower with conventional and rainfall heads, metro tiled surround, china hand wash basin with contemporary chrome waterfall tap set in a vanity unit with low flush wc alongside and fitted mirror over, frosted UPVC double glazed window, chrome heated towel rail, hard wearing wood finish flooring, light oak internal door.

BEDROOM TWO 3.48m (11'5") x 2.87m (9'5") plus door recess.

A generous second bedroom with broad UPVC double glazed window enjoying pleasant country views over the rooftops to surrounding countryside and the horizon, built-in cupboard with gas central heating boiler (combi) and shelving, fitted carpet.



OUTSIDE

To the front of the property, there are paved patio gardens for ease of maintenance and central Maple tree set in a crushed slate bed and enjoying a pleasant outlook over the open green area which gets plenty of sun throughout the day.

To the rear you will find delightful terraced gardens with paved patios, raised red brick planter flowerbeds well stocked with a variety of plants and shale covered for ease of maintenance, concrete steps lead down the garden, past the space for a hot tub and fishpool to the right and this takes you to a rear gateway.

BEDROOM THREE 3.12m (10'3") x 2.13m (7'0")

With fitted carpet, UPVC double glazed window overlooking the open green area to the front, single radiator, fitted wall shelving, fitted carpet, light oak internal door.



SINGLE GARAGE

With up and over door and personal door to the side.

PARKING SPACE

For one vehicle alongside the garage.

COUNCIL TAX Band B.

SERVICES Mains drainage, water, electricity and gas.

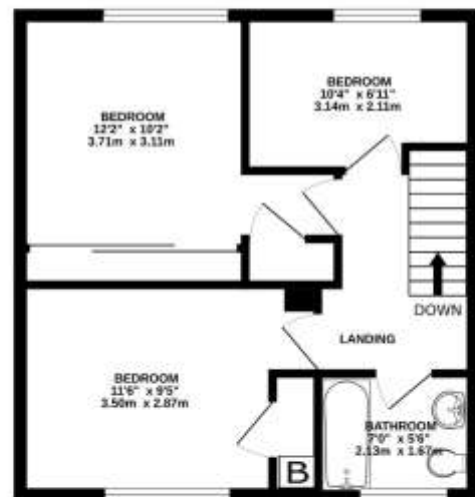
MONEY LAUNDERING

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
469 sq.ft. (43.6 sq.m.) approx.



1ST FLOOR
441 sq.ft. (40.9 sq.m.) approx.



TOTAL FLOOR AREA : 910 sq.ft. (84.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other areas are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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