



## Falmouth

A mid terraced, two bedroom home  
Set in a desirable residential location  
Lounge with feature fireplace  
Fitted kitchen/diner  
Shower room/WC  
UPVC conservatory  
Front and enclosed rear gardens  
UPVC double glazing and gas central heating  
Being sold with the benefit of 'no onward chain'  
Internal viewing highly recommended

**Guide £250,000** Freehold

**ENERGY PERFORMANCE RATING BAND B**

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

01326 311400  
[www.kimberleys.co.uk](http://www.kimberleys.co.uk)

REF: SK7191



Kimberley's are pleased to offer for sale this mid terraced two bedroom property set within the popular residential location of Daveys Close, located on the outer fringes of Falmouth and close to local amenities.

Constructed by Chaddlewood Homes in the early 1980's, the development continues to be popular and desirable residential location. Ideally positioned within easy reach of Falmouth's stunning coastline, the property offers access to a variety of beautiful beaches, scenic coastal walks, and a range of local amenities. It also lies in close proximity to well-regarded junior schools and the highly respected Falmouth Secondary School.

The accommodation, in brief, comprises an entrance porch, a comfortable lounge, a kitchen/diner, and a conservatory to the rear. On the first floor, there are two bedrooms and a combined shower room/WC. The property benefits from UPVC double glazed windows and doors throughout, a UPVC conservatory, plastic fascias and guttering, and gas-fired central heating via a combination boiler.

Externally, the home enjoys well-stocked, established front and rear gardens, on street parking adjacent to the property and an allocated parking area can be found close by.

***We consider this property ideal as a home or investment and therefore would strongly recommend an internal viewing at your earliest convenience to avoid disappointment.***

#### **THE ACCOMMODATION COMPRISES:**

A pathway leads up through the front garden giving access to the obscure UPVC double glazed front door.

#### **ENTRANCE PORCH**

Opening into a porch with obscured double glazed UPVC window, cupboard housing a meter, tiled flooring and multi paned internal door leading into:

#### **LOUNGE 4.24m (13'11") x 3.73m (12'3")**

A well proportioned sized reception room with UPVC double glazed window overlooking the front garden, feature fireplace with gas fire and matching mantel piece and hearth, central ceiling light, coved cornicing, fitted carpet, television point, radiator, open tread staircase rising to the first floor landing, door to:



#### **KITCHEN/DINING ROOM 3.73m (12'3") x 3.07m (10'1")**

Fitted with a range of wall and base units in white, roll top work surface to three sides incorporating a half bowl stainless steel sink with drainer, chrome hot and cold tap, tiled splashback surround, integrated gas hob with extractor fan over, integrated electric oven, vinyl flooring, radiator, coved cornicing, space for dining table, UPVC window with an opening to:







#### **CONSERVATORY 3.10m (10'2") x 2.31m (7'7")**

A wonderful addition to the property overlooking and providing access to the rear garden, with polycarbonate roof and UPVC double glazed windows and UPVC double glazed door, vinyl flooring.



#### **LANDING**

Open tread staircase leads to the first floor landing with fitted carpet, coved cornicing, loft hatch leading to the attic space, door to:

#### **BEDROOM ONE 3.76m (12'4") x 3.17m (10'5")**

A UPVC double glazed window overlooking the front garden where open countryside views can be enjoyed, coved cornicing, fitted carpet, radiator, central ceiling light.



#### **BEDROOM TWO 3.12m (10'3") x 2.13m (7'0")**

With UPVC double glazed window overlooking the enclosed rear garden, over stairs storage cupboard which houses the gas central heating boiler, coved cornicing, fitted carpet, radiator, central ceiling light.



#### **SHOWER ROOM/WC**

UPVC double glazed obscured window, three piece suite in white comprising of fully enclosed shower cubicle with Mira electric shower with adjustable head attachment and riser rail, a pedestal wash basin with mirror, light and glass shelf over, low level flush wc, extractor fan, part tiled walls, ladder style towel rail, vinyl flooring.



#### **OUTSIDE**

##### **GARDENS**

To the front, the property is accessed via a garden pathway leading to the front door, with a level lawn bordered by mature hedging and established shrubs.

To the rear of the property lies an enclosed garden, predominantly laid to lawn, with stepping stones leading to a useful timber shed positioned at the far end. The garden is fenced and bordered by mature plants and shrubs, offering a good degree of privacy. A paved patio area extends on from the conservatory, providing an ideal setting for outdoor relaxation or entertaining. To the rear of the garden there is a pedestrian gate leading to the allocated parking.



**COUNCIL TAX** BAND B

**SERVICES** Mains drainage, gas, electricity and water.

**AGENTS NOTES**

There is on street parking immediately adjacent to the property and an allocated parking space to the rear through the gate.

**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.

