



Falmouth

A traditional terraced town house
Lounge and separate dining room
Fitted kitchen and separate utility area
Family bathroom and ground floor cloakroom/wc
Four bedroom accommodation
UPVC double glazing, gas central heating
Character features including feature fireplaces
Set in a convenient, favoured residential location
Enclosed front and rear gardens
Unrestricted on street parking

Guide £495,000 Freehold

AWAITING EPC

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

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REF: SK7430



Kimberley's are delighted to bring to the market as the owner's sole agents, this end of terrace family home, conveniently located on a favoured residential road and within walking distance of the town centre and stunning sea front.

The property has been lovingly updated and extended over the years to provide modern day contemporary living, whilst retaining the character and charm of this beautiful home.

The property has accommodation in brief comprising; entrance porch, inner hallway, lounge with bay window to the front, separate dining room, fitted kitchen, utility room and cloakroom/wc to the ground floor. To the second floor there are four bedrooms and a shower room/wc combined. Outside, the property boasts a small front garden with a pathway to the front door and enclosed by a low stone wall. To the rear there is an slate paved and brick paviour courtyard garden which is an ideal place to relax and entertain your family and friends.

The ever popular town of Falmouth offers an eclectic range of facilities including shops, cafes, restaurants, the Phoenix multi-screen cinema, Poly Theatre, the Princess Pavilion that provides a variety of entertainment to suit all tastes and Kimberley Park that with its abundance of Mediterranean shrubs and trees. At the end of town you will find Events Square that is home to the National Maritime Museum. The town itself has a diary of festivals throughout the year including The Oyster Festival, Sea Shanty and the ever popular Falmouth Week that hosts a variety of sailing and shoreside events. The popular beaches of Swanpool, Gyllyngvase and Castle are just a short drive away where you can enjoy a number of watersports including Kyacking and Paddleboarding. There are also stunning coastal walks including the headland at Pendennis Castle, along the sea front towards Swanpool and Maenporth Beaches. For educational needs the property is close to Falmouth University (Woodlane Campus), highly regarded primary and junior schools and for secondary education, Falmouth School at Trescobeas Road.

An early viewing is strongly recommended as we anticipate this property will have considerable interest due to its size and development opportunity.

Why not call for your appointment to view today?

THE ACCOMMODATION COMPRISES:

A low timber gate, concrete path and granite steps takes you to the front door.

COMPOSITE FRONT DOOR WITH LIGHT PANEL ABOVE TO:

ENTRANCE PORCH

With electric meter boxes and shelf, matting, radiator, wooden half glazed internal door with stained glass inserts to:

INNER HALL WAY

With radiator, original archway and coved ceiling, dado rail, radiator, wooden floor, wooden doors to lounge, dining room and kitchen, central ceiling light, under stairs storage, carpeted staircase to the first floor.



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.



LOUNGE 4.06m (13'4") x 4.70m (15'5") including bay window.

Tastefully decorated, this room has a UPVC double glazed bay window overlooking the front aspect, feature focal point wrought iron fireplace set on a black slate hearth with wooden mantle and surround, a pendant ceiling light set in an ornate ceiling rose, original ornate coved cornicing, exposed wood floorboards and a four panel wooden door to the hall.



DINING ROOM 3.66m (12'0") x 3.28m (10'9")

UPVC double glazed window overlooking the rear, feature wrought iron fireplace with wooden mantle and surround, painted storage cupboards with shelves above set into fireside recesses, wooden exposed floor boards, central pendant light, picture rails, radiator, four panel wooden door to hall.



KITCHEN 3.61m (11'10") x 2.64m (8'8")

Steps from the hall lead down to the kitchen. The kitchen is equipped with a comprehensive range of base units and drawers in contemporary grey with stainless steel handles and work top over, inset Belfast sink with chrome swan neck mixer tap, range style cooker (included in the sale) and a stainless steel extractor hood over, wooden shelving, door to pantry cupboard, recess with Rayburn range (ornamental, not working), UPVC double glazed window overlooking the side and ceramic tiled flooring.



UTILITY ROOM 3.02m (9'11") x 3.00m (9'10")

Fitted with a range of matching wall and base units in contemporary grey with stainless steel handles, work surfaces above, inset sink with drainer having a stainless steel mixer tap, inset ceiling spotlights, integrated refrigerator/freezer, washing machine, dishwasher and tumble dryer, UPVC double glazed window with roller blind overlooking the side, ceramic tiled flooring, half glazed door to the rear, pocket door to:



CLOAKROOM/WC 1.27m (4'2") x 0.81m (2'8")

Having a low-level wc, wash hand basin, inset ceiling spotlight.

CARPETED STAIRCASE TO MEZZANINE LEVEL AND FIRST FLOOR LANDING

With dado rails and radiator.



BEDROOM ONE 2.69m (8'10") x 2.87m (9'5")

With UPVC double glazed window overlooking the front aspect, a range of fitted floor-to-ceiling wardrobe cupboards, radiator, fitted carpet, painted four panel door from landing.



SHOWER ROOM 1.55m (5'1") x 1.70m (5'7")

A large walk-in corner shower cubicle with mains fed shower and glass shower screen, low-level wc, wash hand basin set in a white vanity unit with a chrome mixer tap, UPVC frosted double glazed window, inset ceiling spotlights, ladder style heated towel rail.



BEDROOM TWO 3.25m (10'8") x 3.71m (12'2")

With UPVC double glazed window overlooking the rear, painted wooden floor boards, louvre door storage cupboard, radiator, four panel internal door.



BEDROOM THREE 2.31m (7'7") x 3.45m (11'4")

UPVC double glazed window overlooking the courtyard patio, central pendant light, fitted carpet, single radiator. four panel internal door.



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BEDROOM FOUR 1.80m (5'11") x 2.59m (8'6")

UPVC double glazed window overlooking the front elevation, radiator, carpet, central pendant light, access to loft space, four panel internal door.



OUTSIDE

To the front there is a small garden laid to shingle for ease of maintenance with a concrete path and granite steps leading to the front door. This is enclosed by low stone walls.

To the rear of the property there is an area laid to slate paving with gentle steps that take you to a brick paved paviour patio which is an ideal place to relax and entertain your family and friends. This area is enclosed by original stone walling. There is a pedestrian gate to the rear of this area that leads to the service lane.

COUNCIL TAX Band C.

SERVICES Mains water, drainage, 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.





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Approx Gross Internal Area
105 sq m / 1131 sq ft



Ground Floor
Approx 59 sq m / 634 sq ft

First Floor
Approx 46 sq m / 498 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 300.

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