



Falmouth

Three/four bedroom terraced home
Well appointed kitchen and living/dining room
Fully fitted family bathroom, separate wc
Comprehensive fitted kitchen
Enclosed front and rear gardens
Set in a convenient location
Gas central heating and double glazing throughout
Ideal home or investment
Single garage and driveway parking
Being sold with the benefit of 'no onward chain'

Guide £300,000 Freehold

ENERGY EFFICIENCY RATING
BAND C

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

01326 311400
www.kimberleys.co.uk

REF: SK7422



Kimberley's are delighted to bring to the market this three/four bedroom terraced family home which is currently being used as an investment property. Set in a popular area within walking distance to the town, local beaches and primary schools, being sold with 'no onward chain'

The property is offered in good condition with features including gas fired central heating by radiators, UPVC double glazed windows and doors, spacious light and bright kitchen/dining living area, and a bedroom on the ground floor. Upstairs there is a family bathroom, separate wc, three good sized bedrooms and airing cupboard with a good amount of space.

Outside the property there are mature gardens to the front with steps and a concrete path, the rear gardens have low lying shrubs, and a south facing patio area.

The ever-popular town of Falmouth offers an eclectic range of facilities including shops, cafes, restaurants, the Phoenix multi-screen cinema, the Poly Theatre and the Princess Pavilion that provides a variety of entertainment to suit all tastes. 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. Just a short walk away is Swanpool Beach and Nature Reserve where you can enjoy several water sports including Kayaking and Paddle boarding plus Falmouth Golf Club with its popular Above the Bay bar and restaurant at the top of the hill. The property is also within good proximity to local transport routes and Penmere train station that links Falmouth Docks to the Cathedral city of Truro and all points north.

THE ACCOMMODATION COMPRISES

ENTRANCE PORCH

A UPVC entrance door, tiled flooring.

ENTRANCE HALL

With tiled flooring, radiator, door leading to the ground floor bedroom.

GROUND FLOOR BEDROOM 3.76m (12'4") x 2.41m (7'11") Plus a recess 0.94m (3'1") x 1.35m (4'5")

With wooden door, central ceiling spotlight, radiator, UPVC double glazed window overlooking the south west facing aspect, carpet, recessed area for storage.



KITCHEN 2.62m (8'7") x 2.69m (8'10")

UPVC double glazed window overlooking the rear aspect, with a range of wall and base units in shaker style with splash back tiles, tiled flooring, central ceiling light, gas hob with extractor over, under counter refrigerator and washing machine.



DINING/LIVING ROOM 4.06m (13'4") x 3.05m (10'0")

Radiator, carpet and vestibule entrance porch, 2.84m (9'4") x 1.02m (3'4") which houses the electric cupboard.



STAIRCASE LEADING UPSTAIRS

Open tread staircase, on the landing there is a useful shelf space, a linen cupboard which houses the boiler.



BEDROOM ONE 3.02m (9'11") x 2.64m (8'8")

Overlooking the front aspect, wooden door, carpet, UPVC double glazed window and central ceiling pendant light.



BATHROOM 1.70m (5'7") x 1.83m (6'0")

A white suite comprising of bath with shower over, fully tiled, lino flooring, white sink unit with separate hot and cold taps, chrome ladder style towel rail, central ceiling light, UPVC frosted double glazed window.



BEDROOM TWO 3.02m (9'11") x 3.78m (12'5")

Naturally bright and sunny with UPVC double glazed window overlooking the front aspect, carpet, central ceiling pendant light, radiator.



W/C 0.84m (2'9") x 1.80m (5'11")

A low level wc, central ceiling light and UPVC double glazed window.



BEDROOM THREE 2.64m (8'8") x 2.87m (9'5") Plus recess 1.22m (4'0") x 0.79m (2'7")

A bright sunny bedroom, central pendant light, UPVC double glazed window, neutrally decorated and carpet.



OUTSIDE

GARAGE

Single garage with up and over door, side window and door.



COUNCIL TAX BAND C

SERVICES

Mains drainage, water, gas and electricity.
Super fast fibre optic wi-fi.

FRONT GARDEN

To the front, steps lead down to the property with tiered levels, the first with low maintenance shrubs the second with gravel.



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.

REAR GARDEN

To the rear a south facing patio area next to the house, steps lead to a lawned area and path to the garage.



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.

