Kimberley's

The adventure starts Here...



# 2 West Rise, Falmouth, TR11 4HJ

## Guide Price £320,000 Freehold

Kimberley's are delighted to bring to the market this fantastic three bedroom semi-detached property which is set in a popular residential location within the Boslowick area. Local amenities include a Co-Op supermarket, petrol station, public transport, primary and secondary schools and Penmere Branch line train station connecting Falmouth Docks to Penryn and the Cathedral City of Truro.

- A three bedroom semi-detached house
- Light, bright lounge with patio doors to the rear
- Close to nearby schools and beaches
- Double glazing and gas central heating
- Off street parking facilities
- Energy Efficiency Rating Band C
- Fully fitted kitchen/diner
- Set in a convenient location
- Home office/annexe/hobby room
- Enclosed rear garden
- Viewing highly recommended

**Bedrooms:** 3 | **Bathrooms:** 1 | **Receptions:** 1

The house is offered for sale in good order with double glazing, gas central heating, and has the benefit of cavity wall insulation.

The accommodation in brief comprises of an entrance hall, kitchen/diner, downstairs wc and a spacious dual aspect lounge on the ground floor. To the first floor there are three good sized bedrooms and a family bathroom/wc combined. The property has the added benefit of a self-contained annexe and enjoys off road parking facilities to the front and an enclosed garden to the rear.

Close by is a beautiful level walk to Swanpool Nature Reserve, beaches and coastline beyond. This area is also conveniently located for access to the primary schools, St Francis, St Mary's and Marlborough. A regular bus service takes you into Falmouth town centre where you will find an eclectic blend of independent and high street retail outlets, plus a great selection of restaurants from around the world, public houses, bars, the poly theatre and a phoenix multi screen cinema. The National Maritime museum and Falmouth's sea front provide a nice level walk with views to Pendennis Castle, across the peninsular towards the west.

Why not call for to arrange a personal viewing today!

**THE ACCOMMODATION COMPRISES:**
With steps and handrail leading up to a UPVC double glazed front door into an open porch area with radiator and pendant ceiling light, doors leading to the downstairs rooms and stairs to the first floor.

**LOUNGE** - 3.3m x 5.44m (10'10" x 17'10")
Of generous proportion with a wooden painted door with gold handle, two central pendant lights, two radiators, wood effect flooring, UPVC double glazed window overlooking the front aspect, UPVC double glazed patio doors opening onto the enclosed rear garden.

**KITCHEN/DINER** - 3.3m x 5.44m (10'10" x 17'10")
With a range of wall and base units in white with chrome handles, space for a range cooker, fridge/freezer, washing machine/tumble dryer, single drainer sink with hot and cold mixer tap, two pendant ceiling lights, wood effect laminate flooring and a UPVC double glazed door leading to the enclosed rear garden. There is also a downstairs storage cupboard.

**DOWNSTAIRS WC** - 0.86m x 0.74m (2'10" x 2'5")
With low level wc, half tiled surround and laminate flooring.

**LANDING**
Staircase leading to the first floor landing, family bathroom and bedrooms. Has the benefit of an enclosed storage cupboard housing the Ariston combi boiler, a UPVC double glazed window allowing light to flood into the area.

**PRINCIPLE BEDROOM** - 3.84m x 3.28m (12'7" x 10'9")
Well proportioned room with UPVC double glazed window overlooking the front aspect, central ceiling light, wood effect flooring and radiator.

**BEDROOM TWO** - 2.59m x 2.39m (8'6" x 7'10")
UPVC double glazed window overlooking the enclosed rear garden, enclosed cupboard/wardrobe space, central pendant light, wood door with chrome handle, radiator and laminated wood effect flooring.

**BEDROOM THREE** - 3.25m x 2.72m (10'8" x 8'11")
Overlooking the front aspect with a white wooden door with a gold handle, enclosed storage cupboard, radiator, central ceiling pendant light, UPVC double glazed window.

**BATHROOM** - 1.52m x 2.34m (5'0" x 7'8")
Comprising of a white suite, low level wc, hand wash basin with hot and cold mixer tap, bath with Mira shower over, glass shower screen, a white ladder style towel rail, UPVC frosted double glazed window and grey vinyl flooring.









**ANNEXE/HOME OFFICE/HOBBY ROOM** - 3.2m x 5.49m (10'6" x 18'0")
Fully self contained with UPVC lattice effect windows, overlooking the front aspect, stainless steel sink and drainer with hot and cold mixer tap, carpet, bathroom area with walk-in Mira shower and single sink and vanity unit.

**OUTSIDE**
To the front of the property there are concrete steps leading to the front door and off road parking facilities.

**GARDEN**
To the rear there is a paved patio area with storage shed and low maintenance plants and shrubs, with decked pathway leading to the annexe.

**COUNCIL TAX**
BAND B

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

**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.

# Kimberleys Estate Agents

## 29/29a Killigrew Street, Falmouth, Cornwall






01326 311400

info@kimberleys.co.uk

https://www.kimberleys.co.uk/


Kimberley's


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

01326 311400

www.kimberleys.co.uk



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.