



Falmouth

A staggered terraced house
Set on an open green area
In need of some light cosmetic refreshment
UPVC double glazed windows and doors
A re-fitted kitchen/dining room
Sitting room overlooking the front garden
Three bedrooms, re-modelled shower room/wc
Considered ideal as a family home
A level patio garden to the rear
Parking/garage space

Guide £285,000 Freehold

ENERGY EFFICIENCY RATING
BAND E

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

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www.kimberleys.co.uk

REF: SK7418



We are delighted to offer on behalf of our client, an opportunity to own this SNW built, staggered, terraced, three bedroom home which is set in a popular location at Pengarth Rise by an open green area and within distance to Marlborough School, the town centre, sea front and beaches and a branch line station at Penmere Halt.

The house comes to the market for the first time in 29 years where it has been a comfortable home for our client who is now selling the property with 'no onward chain.'

The property is in need of some light cosmetic refreshment and as such offers new owners the chance to personalise the property and create a home that matches their own particular taste and style of living. This location makes this an ideal home for a first time buyer or a growing family.

The well planned accommodation includes, on the ground floor, a reception hall, sitting room and a re-fitted kitchen/dining room which has access to the rear gardens. The first floor has three bedrooms and a re-modelled shower room/wc combined. Outside the property there are small well stocked front gardens and at the rear, a large level patio and a parking space approached from the rear. There is potentially space for a single garage here (subject to the normal planning permission and building regulations approval).

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 a number of watersports including Kyacking and Paddleboarding 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.

As the vendors sole agents, we highly recommend an early appointment to view.

Why not call for your personal viewing today?

THE ACCOMMODATION COMPRISES:

Steps down from the pathway lead through a gate down to:

UPVC DOUBLE GLAZED FRONT DOOR LEADING TO:

RECEPTION HALL

Fitted carpet, coat hooks, staircase to first floor.

SITTING ROOM 4.47m (14'8") x 3.89m (12'9")

A good sized main reception room with broad UPVC double glazed window overlooking the front garden, TV aerial point, telephone point, under stairs storage cupboard, door to:



KITCHEN/DINING ROOM 4.78m (15'8") x 3.23m (10'7")

A bright south-west facing room which attracts plenty of natural light through double glazed patio door with matching side panel, both with frosted privacy glass, double glazed window in the kitchen area overlooking the rear garden.

The kitchen has been re-fitted with a range of matching base units in white having granite effect work surfaces and metro tiling over, china single drainer sink unit with black swan neck mixer tap over, plumbing for washing machine, space for electric cooker and under counter refrigerator, built-in storage cupboard, fitted carpet, two ceiling drop lights (one at either end).





STAIRCASE FROM HALL TO:

FIRST FLOOR LANDING

With airing cupboard, lagged copper cylinder and immersion.

BEDROOM ONE 4.29m (14'1") x 2.90m (9'6") into recess.

With double glazed window overlooking the rear garden and light woodland, fitted carpet, central ceiling light.



BEDROOM TWO 3.00m (9'10") x 2.59m (8'6") measure to wardrobe front.

With broad UPVC double glazed window overlooking the front garden, fitted carpet, built-in wardrobe cupboards, central ceiling light.



BEDROOM THREE 2.36m (7'9") x 2.13m (7'0")

With double glazed window enjoying an outlook to the front of the property, central ceiling light, fitted carpet.



SHOWER ROOM/WC 2.13m (7'0") x 1.68m (5'6")

Re-modelled with a white suite comprising; semi-quadrant fully tiled shower cubicle with chrome mixer shower and curved screening, two towel rails, china hand wash basin with contemporary chrome mixer tap set on a high gloss white vanity unit having a low flush wc alongside, frosted double glazed window, fitted mirror.



OUTSIDE

At the front of the property there are well stocked rockery gardens which enjoy plenty of spring and summer colour. At the rear of the house, the garden has a generous level paved patio which has flower borders either side with mixed hedging and access to a rear parking space. There is the possibility of building a garage (subject to the normal planning permission and building regulation approval).

COUNCIL TAX Band B.

SERVICES Mains drainage, water and electricity.

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.



AGENTS NOTE

We understand from our client that there is a gas supply to the house which has been capped. Further investigation would be needed to establish the connection.

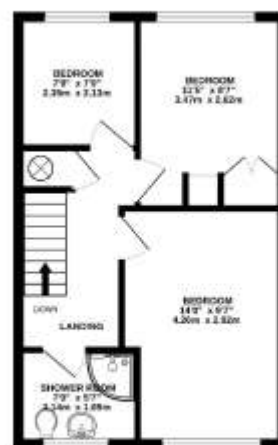
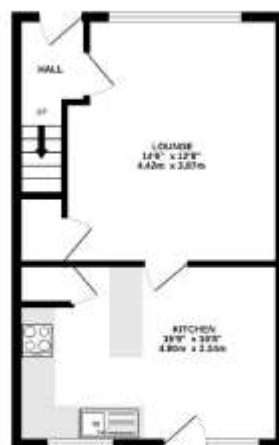
MONEY LAUNDERING

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
301 sq.ft. (27.9 sq.m.) approx.

1ST FLOOR
301 sq.ft. (27.9 sq.m.) approx.



TOTAL FLOOR AREA: 602 sq.ft. (55.8 sq.m.) approx.
(These measurements have been taken to provide an indication of the layout and approximate dimensions of the property. They are not intended to be used for legal purposes. The purchaser should verify the measurements and dimensions of the property before completion of the sale.)

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