



Penryn

**A spacious second/third floor maisonette
Spectacular views over countryside to Glasney Woods
Lounge with balcony and woodburning stove
Fitted kitchen/dining room
Three third floor bedrooms
Four piece bathroom suite
UPVC double glazing & gas central heating
Private garden with mature plants and shrubs
Light and airy southerly aspect
Being sold with the benefit of 'no onward chain'**

Guide £230,000 Leasehold

**ENERGY EFFICIENCY RATING
BAND C**

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

**01326 311400
www.kimberleys.co.uk**

REF: SK7341



An ideal opportunity to acquire this three bedroom maisonette that has spectacular views over the garden below to open countryside and across to Glasney Woods and Valley plus the viaduct that supports the Maritime Line branch line that connects Falmouth Docks with the cathedral of Truro.

The property that is situated at the end of the terrace is located on the second and third floor of the building and has the benefit of UPVC double glazing and gas central heating.

Offering spacious accommodation throughout, the accommodation in brief comprises; entrance hallway, kitchen/dining room, lounge with patio doors to balcony plus three bedrooms and a bathroom to the top floor. Outside, to the rear of the property and accessed from the balcony via concrete steps is a sizeable garden sporting a wide variety of plants and shrubs.

The historic town of Penryn offers an eclectic range of day-to-day facilities including shops, restaurants, public houses and doctor's surgery. The property itself is close to Penryn infant and junior school, Penryn College for secondary education and Falmouth University (Tremough Campus). Penryn station is also close by with the branch line linking Falmouth Docks to the cathedral city of Truro.

Considered ideal as a home or investment opportunity, we highly recommend an early appointment to view.

THE ACCOMMODATION COMPRISES:

Footpath from the front of the building to a half glazed wooden door leading to:

ENTRANCE HALLWAY 2.57m (8'5") x 2.92m (9'7")

With turning staircase to first floor landing, pendant light, radiator, coat hooks, under stairs recess ideal for storing shoes, wood panelled door to lounge and half glazed door to kitchen/dining room.



KITCHEN/DINER 3.96m (13'0") x 2.74m (9'0") plus 2.90m (9'6") x 1.27m (4'2")

A triple aspect room with two UPVC double glazed windows to the side, one picture window to the rear within the dining area, and one to the front.

KITCHEN AREA

Fitted with a range of cream wall, base and drawer units with pebble dash effect roll top work surfaces with green ceramic tiled splashbacks above, inset single drainer stainless steel sink unit with chrome mixer tap, integrated single oven with inset four-ring gas hob above, space and plumbing for washing machine, space for under counter refrigerator and freezer, inset ceiling spotlights, wood flooring, fire alarm.



DINING AREA

Having a spectacular outlook over open countryside towards the viaduct (supporting the Maritime Line) that runs periodically from Falmouth Docks to the cathedral city of Truro and down across woodland to the Glasney Valley. A half glazed UPVC double glazed door with cat flap opens to the balcony, radiator, pendant ceiling light, wood floor.



LOUNGE 4.67m (15'4") x 3.63m (11'11")

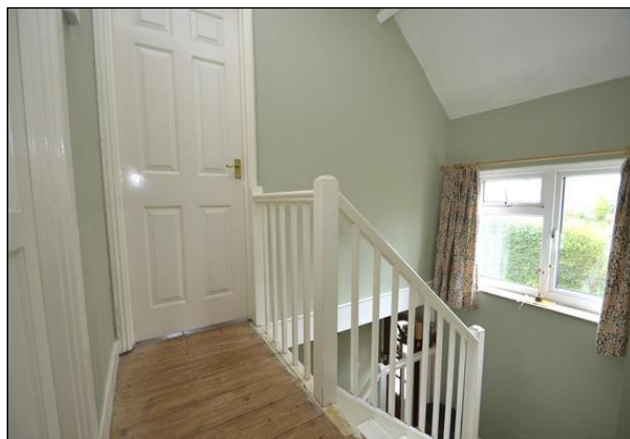
Accessed from a solid wood panelled door. A bright and light lounge having a UPVC double glazed sliding patio door to the balcony which again enjoys views across countryside, feature woodburning stove set into chimney recess with black slate hearth, wall shelving, radiator, original picture rails, pendant light, fire alarm, wood flooring.

**BALCONY 3.20m (10'6") x 2.03m (6'8")**

A walled balcony accessed from the dining room or the lounge, wood door with cat flap giving access to concrete steps that take you down to the private garden. From here you can access your own private garden. This is a delightful spot to sit out and enjoy the sun whilst listening to the calming water sounds of the stream that runs through the valley below.

**FROM HALLWAY, WOOD TURNING STAIRCASE WITH PAINTED BALUSTRADES TO FIRST FLOOR LANDING**

With UPVC double glazed window at mezzanine level overlooking the front, pendant light, access to roof space, wood flooring, wood panelled doors to all rooms.

**BEDROOM ONE 3.73m (12'3") x 2.84m (9'4")**

UPVC double glazed picture window enjoying much the same views as the lounge, radiator, pendant light, wooden floorboards, original picture rails and door.

**BEDROOM TWO 4.06m (13'4") x 2.84m (9'4")**

A light, dual aspect room having a UPVC double glazed picture window overlooking the rear affording the same views as the lounge and two UPVC double glazed windows to the side, radiator, pendant light, wall shelving, wood flooring, original picture rail and door.



BEDROOM THREE 2.79m (9'2") x 3.71m (12'2")

measured into recess.

UPVC double glazed window overlooking the front, pendant light, wall vent, fitted carpet, original picture rails and door.



BATHROOM 2.18m (7'2") x 2.74m (9'0") into recess.

Two opaque UPVC double glazed windows to the side. Fitted with a white suite comprising; handled and panelled bath with chrome telephone style hand shower, separate corner shower cubicle with mains fed chrome mixer shower and riser with glass screen, Edwardian style low-level flush wc and hand wash basin with separate chrome hot and cold taps, mirrored bathroom cabinet, ornate fully tiled walls, wood towel rail, radiator, inset ceiling spotlights, extractor fan, built-in storage cupboard, wood flooring, panelled wood door.



PRIVATE GARDEN

Located to the rear of the property. This large garden has vegetable beds and a flat area suitable for a greenhouse or shed. This garden has a southerly aspect.

TENURE

Leasehold for the remainder of a 125 year lease from October 1989

GROUND RENT AND MAINTENANCE CHARGES

Ground Rent – £10 per annum.

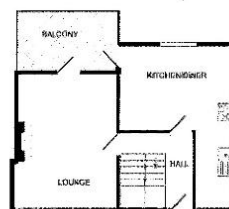
Maintenance Charges – including building insurance, approximately £170 – £220 per annum (depending on the maintenance required).

SERVICES Mains water, electricity, gas and drainage. Telephone and Broadband.

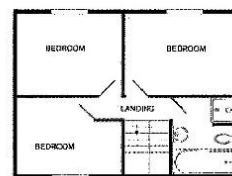
COUNCIL TAX Band A.

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



1st 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.

