



## Falmouth

**A reverse-level detached house**  
**Great location near the Docks and Castle**  
**In need of some refreshment**  
**Being sold with 'no onward chain'**  
**Gas central heating, UPVC double glazing**  
**Lounge/dining room with large balcony**  
**Fitted kitchen with some appliances**  
**Three bedrooms, bathroom/wc combined**  
**Attached garage and driveway parking**  
**Gardens to front and rear, outside storage areas**

**Guide £450,000 Freehold**

**ENERGY EFFICIENCY RATING  
BAND D**

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

We are delighted to bring to the market, this reverse-level three/four bedroom detached house which is set in an enviable and elevated location on the eastern side of Falmouth, perched high above Falmouth Docks and the Harbour, just a few minutes walk to enjoy views across the Carrick Roads, sea front and a longer stroll into town and around Pendennis Castle point.

The property is being sold for the first time since 2003 with our client downsizing and relocating to be near family connections.

This house has so much potential and although needing some cosmetic refreshment, this is the perfect opportunity for new owners to personalise and create a special place with their own styling and ideas.

Current features include gas fired central heating by radiators, UPVC double glazed windows and doors, a focal point fireplace with independent gas fired in the lounge/dining room, a large balcony enjoying the afternoon and evening sunshine.

The accommodation at entry level includes a reception hall, cloakroom/wc, fitted kitchen with appliances and triple aspect lounge/dining room with balcony. A staircase from the reception hall leads down to the lower ground floor which offers three bedrooms and a bathroom/wc combined. Outside has an attached garage and driveway parking for a family sized vehicle, lawned gardens to the front, rear gardens with decking (in need of cultivation) and garden storage areas.

The property is conveniently located for all the facilities that Falmouth town has to offer including independent and high street retailers, The Phoenix multi screen cinema and Poly Theatre, primary and secondary schools, Falmouth University (Woodlane Campus), the Marine College in Killigrew Street, The Maritime Museum and Events Square. Falmouth plays host to a number of festivals throughout the year including Falmouth Week that always proves to be popular. Falmouth's glorious sea front and nearby coastal walks is just a short drive away and Falmouth offers some of the finest sailing waters that Cornwall has to offer.

**As our client's sole agents, we thoroughly recommend an immediate viewing to secure this well located property.**

**Why not call for an appointment to view today?**

#### **THE ACCOMMODATION COMPRISES:**

UPVC double glazed front door with matching leaded light frosted privacy panel and matching panel alongside, wall light, personal door to garage, frosted single glazed door to:

#### **RECEPTION HALL**

Tall UPVC double glazed window and Venetian blinds overlooking the front aspect, fitted carpet, coved cornicing, linen cupboard with slatted shelving, cloaks cupboard, staircase to lower ground floor.

#### **CLOAKROOM/WC**

With a white suite comprising; low flush wc, wall mounted hand wash basin, fully tiled walls and flooring, light, radiator, frosted UPVC double glazed window.

#### **KITCHEN 3.86m (12'8") x 2.03m (6'8") plus return 1.52m (5'0") x 0.61m (2'0")**

Equipped with a range of matching wall and base units, steel handles, wrap around roll top work surfaces and ceramic tiling over, 1 1/2 bowl single drainer stainless steel sink unit, four-ring gas hob, stainless steel cooker hood, single fan assisted oven under, plumbing for washing machine, book shelving, broad UPVC double glazed window with roller blind enjoying views over the rear, spotlights on tracking, hard wearing wood finish flooring, space for tallboy refrigerator/freezer, integrated dishwasher, breakfast bar, glass serving hatch to the lounge/dining room, frosted multi-paned internal door.



#### **LOUNGE/DINING ROOM 5.51m (18'1") x 4.47m (14'8") into recess.**

A bright triple aspect main reception room which has broad UPVC double glazed French doors with fixed side panels with vertical blinds overlooking the rear and leading to the veranda, UPVC double glazed windows with venetian blinds overlooking the front and return side, a focal point fireplace, with an inset gas coal effect fire, slate hearth, TV aerial point, two uplighters, two ceiling lights, three spotlights, fitted carpet, panelled ceiling, double radiator, telephone point.

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.





#### **STAIRCASE FROM RECEPTION HALL TO LOWER GROUND FLOOR**

#### **HALLWAY**

With UPVC double glazed door leading to the outside, ceiling pendant light, cove cornicing, carpet, wall mounted Worcester gas central heating boiler.

#### **BEDROOM ONE 3.73m (12'3") x 3.00m (9'10")**

Dual aspect with double glazed windows and sun blinds, double glazed sliding patio door and fixed side panel leading to timber decking in the garden, double radiator, built-in wardrobe cupboard with three full length mirrored sliding doors, carpet, coved cornicing, pendant ceiling light.



#### **BEDROOM TWO 3.20m (10'6") x 2.74m (9'0") measured to wardrobe front.**

Equipped with a range of wood effect full length fitted wardrobe cupboards and dresser area and nest of drawers, over head storage, radiator, broad UPVC double glazed window overlooking the rear garden, central ceiling light, coved cornicing, carpet.



#### **BEDROOM THREE 2.69m (8'10") x 2.44m (8'0")**

A long UPVC double glazed window overlooking the rear garden and decking, radiator, coved cornicing, pendant light, carpet.



#### **BATHROOM**

With a white suite comprising; P-shaped shower bath, chrome mixer tap and shower attachment, curved shower screen, pedestal wash basin with contemporary chrome mixer tap, low flush wc, extractor fan, chrome ladder style heated towel rail, fully tiled walls and flooring, frosted UPVC double glazed window, coved cornicing, central ceiling light.



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## OUTSIDE

### ATTACHED GARAGE 4.98m (16'4") x 2.90m (9'6") measured to walls.

With a roll door, work bench, lighting and power, personal door to house.



## 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.



## GARDENS

A gateway leads to a spiral staircase which descends into the front garden which enjoys a sunny aspect and offers lawns, extremely well stocked flower borders with plants and shrubs including Dracaena Palm, Mahonia and Azaleas. A pathway leads across the front of the property and to a covered area.

## COVERED AREA

This useful covered storage area is ideal for garden furniture and a barbecue and has two built-in storage cupboards and a **GARDEN STORE/WORKSHOP measuring 2.74m (9'0") x 2.29m (7'6")**. At the rear of the house there are untamed mature gardens in need of cultivation with two timber decked areas with one immediately outside the two main bedrooms and a second patio in the far corner behind the garage.



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

**COUNCIL TAX** Band D.

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