



Edgcumbe, Nr Penryn

Traditional character cottage
Double glazing and central heating
Well presented throughout
End of terrace, three bedrooms
Attractive modern fitted kitchen
Sitting room with feature wood burner
Nicely appointed bathroom with four-piece suite
Enclosed front garden
Semi-rural location
Conveniently located between Falmouth and Helston

Guide £210,000 Freehold

**ENERGY EFFICIENCY RATING
BAND F**

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REF: SK7399



An opportunity to purchase this attractive three bedroom end of terrace property, offered for sale in good decorative order throughout with many modern features including an impressive, fitted kitchen, nicely appointed bathroom, UPVC double glazing and central heating.

This spacious and well-proportioned cottage has accommodation comprising in brief, an entrance hallway with a closed tread staircase leading to the first floor, a door to the sitting room with a fireplace housing a free standing wood burner, exposed beam ceiling, traditional kitchen with a wide range of wall and base units, range style cooker, airing cupboard housing a gas fired central heating boiler, utility area with space for a washing machine/tumble dryer. On the first floor there is a L-shaped landing which leads to a modern family bathroom comprising of a four-piece suite, three bedrooms two doubles and a further single bedroom, all with a pleasant outlook over the countryside in the distance.

To the front of the property there is unlimited street parking and an enclosed front garden laid mainly to lawn. To the rear of the property there is a path and access to the kitchen.

Edgcumbe is a small hamlet located between the port of Falmouth and the market town of Helston, approximately three miles west of Penryn, on the A394. The property enjoys a central and convenient position offering excellent access to both towns, surrounding villages and the cathedral city of Truro. Due to the property's semi-rural location, it has easy access to the countryside, including the Helford river, Stithians reservoir and the areas coastline and beaches.

An internal viewing is strongly recommended to appreciate the property's size and high standard of finish.

Why not call to arrange your personal viewing today!

THE ACCOMMODATION COMPRISES:

Front enclosed garden with a path leading to:

UPVC front door

With glazed panel and letterbox, opening onto:

HALLWAY

Radiator, plastered ceiling with spotlights, concealed fuse box, vinyl flooring, closed tread staircase leading to the first floor and landing, door to the sitting room.

SITTING ROOM 3.81m (12'6") x 3.73m (12'3")

A feature fireplace with local stone surround, houses a free-standing wood burner sitting on a slate hearth. UPVC double glazed window with deep sill overlooking the front, exposed beam ceiling complimented by wall lights, radiator, carpet and doorway to the kitchen.



KITCHEN 3.00m (9'10") x 5.03m (16'6")

A traditional yet modern kitchen with a wide range of wall and base units, with dove grey doors and display cabinets, wrap around quartz style work surfaces, with tiled splash back, incorporating a resin half bowl sink with drainer and mixer tap, Rangemaster oven with electric hob, extractor fan over. Recess and plumbing for dishwasher, fridge/freezer, textured cove ceiling with spotlights, UPVC double glazed window with outlook over the rear, tiled floor, radiator, door to cupboard housing a utility area with space for washing machine/dyer and a gas fired central heating boiler providing domestic hot water and central heating, UPVC double glazed door to the rear.



LANDING

UPVC double glazed window with outlook to the rear, plastered ceiling with lighting, loft trap with access to roof space, radiator, carpet, doors to the three bedrooms and bathroom.

BATHROOM 3.07m (10'1") x 1.98m (6'6")

A nicely appointed modern bathroom comprising of a four piece suite, with a panel bath with a mixer tap and hand shower, separate shower cubicle with glass screens, pedestal hand wash basin, low level wc, chrome heated towel rail, illuminated medicine cabinet with mirror, tiled walls, plastered ceiling with down lights, UPVC double glazed frosted window, finished with a vinyl floor.



BEDROOM ONE 3.05m (10'0") x 2.90m (9'6")

A double bedroom with UPVC double glazed window with views to the rear and countryside beyond, radiator, dado rail, spotlights and carpet.



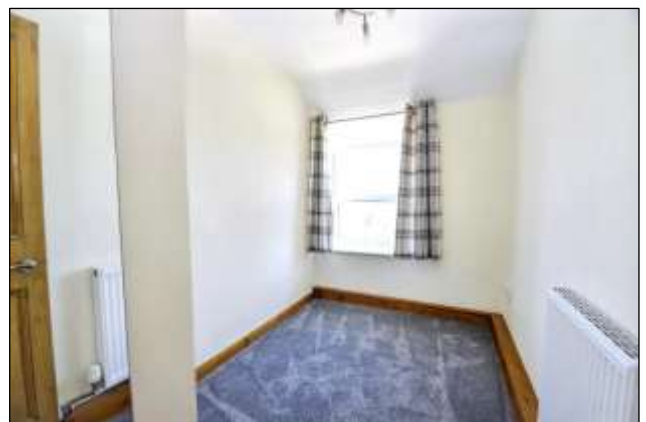
BEDROOM TWO 2.97m (9'9") x 2.74m (9'0")

A double bedroom with a range of built in wardrobes with cupboards and storage over, radiator, UPVC double glazed window with rural views, and carpet.



BEDROOM THREE 2.90m (9'6") x 1.75m (5'9")

A single bedroom with UPVC double glazed window with views overlooking the countryside, radiator, plastered ceiling, ceiling lights and carpet.



OUTSIDE

GARDEN

To the front of the property is an enclosed garden mainly laid to lawn with a path to the front door.



TO THE REAR

The property has pedestrian access up the lane to the right leading to the back door.



PARKING

Although there is no official parking with the property, to the front there is a large parking bay at the side of the road provides easy access to the property.



COUNCIL TAX BAND B

SERVICES Mains water, electricity, private drainage, and LPG gas.

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.



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.

