



## Falmouth

A mid terrace town house  
Favoured cul-de-sac location  
Spacious lounge overlooking the front aspect  
Kitchen and separate dining room  
Three bedrooms, family bathroom  
UPVC double glazing, gas central heating  
Enclosed rear garden, storage shed  
Ideal as a home or investment  
Being sold with the benefit of 'no onward chain'  
In need of cosmetic refreshment

Guide £275,000 Freehold

ENERGY EFFICIENCY RATING  
BAND D

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

01326 311400  
[www.kimberleys.co.uk](http://www.kimberleys.co.uk)

REF: SK7199



Kimberley's are delighted to offer for sale this three bedroom, terraced property which is well presented and just a short walk or drive from Falmouth's bustling town centre and waterside districts.

This charming home is ideal for families, first time buyers and for investors looking to add to their property portfolio.

The accommodation in brief comprises; spacious lounge, separate dining area and kitchen. To the first floor there are three good sized bedrooms and family bathroom/wc combined.

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 and a fairly level walk to the famous sea front where Castle and Gyllygvase Beaches are located. A little further along the cliff path is Swanpool Beach and Nature Reserve plus Falmouth Golf Club and the popular 'Above the Bay Restaurant.

As the owner's sole agents, we highly recommend an early appointment to view.

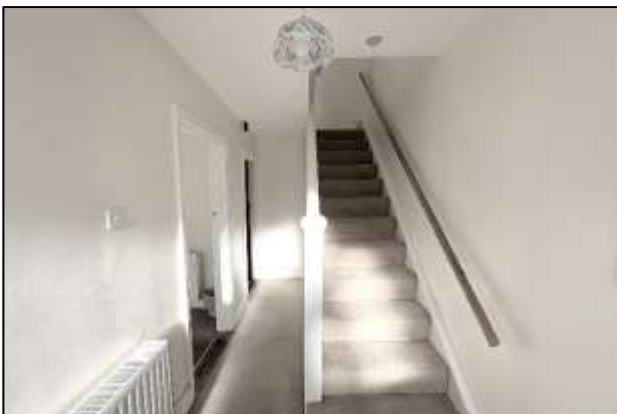
Why not call for your appointment to view today?

#### *THE ACCOMMODATION COMPRISES:*

*UPVC DOUBLE GLAZED DOOR WITH GLAZED LIGHT PANELS EITHER SIDE TO:*

#### *ENTRANCE HALLWAY*

With radiator, doors leading to all rooms, staircase to first floor landing.



#### *LIVING ROOM 3.48m (11'5") x 3.63m (11'11")*

UPVC double glazed window overlooking the front garden, central ceiling light, wall lights, glass panelled window looking into dining room, carpet.



#### *DINING ROOM 5.05m (16'7") x 3.45m (11'4") plus recess.*

Neutrally decorated, central ceiling light, large storage cupboard, UPVC double glazed French doors leading out onto the rear enclosed garden, focal point fireplace with inset black panelling and white wooden surround (not used), open to:



#### *KITCHEN 3.48m (11'5") x 1.68m (5'6")*

With apex ceiling and UPVC double glazed windows to the side and rear. Fitted with a range of matching wall and base units in light wood effect with chrome handles and roll top work surfaces over, tiled splash back tiling, inset electric oven and hob with extractor fan above, inset stainless steel sink unit with chrome tap over, space for washing machine or dishwasher, space for under counter refrigerator, extractor fan, tiled flooring.



*FROM THE HALLWAY, CARPETED STAIRCASE RISING TO:*

*FIRST FLOOR LANDING*

Central ceiling spotlight, carpet, radiator, doors to bedrooms and bathroom.

*BEDROOM ONE 3.63m (11'11") x 3.15m (10'4")*

With UPVC double glazed window overlooking the front garden, central ceiling light, storage cupboard, carpet, radiator.



*BEDROOM TWO 3.38m (11'1") x 3.25m (10'8")*

With UPVC double glazed window overlooking the enclosed rear garden, central ceiling pendant light, carpet, radiator.



*BEDROOM THREE 2.44m (8'0") x 1.88m (6'2")*

Triangular shaped UPVC double glazed window overlooking the front aspect, central ceiling pendant light, carpet, radiator.



*SHOWER ROOM 1.83m (6'0") x 1.68m (5'6")*

Frosted UPVC double glazed window. A white suite comprising; low-level flush wc, pedestal wash hand basin with separate hot and cold taps, shower cubicle with ..... shower and grab rail, mirrored bathroom cabinet, fully tiled walls, vinyl flooring.



*OUTSIDE*

The property is approached at the front, via a short flight of concrete steps with a concrete path and further steps leading to the front door. To the left of the path is a small area of garden laid to shingle and enclosed by a block boundary wall. To the rear, the garden is accessed via the UPVC double glazed French doors and is laid to lawn with sweeping crazy paved pathway leading to the storage shed where you will find a rear pedestrian gate. The garden is laid to lawn interspersed with a variety of mature plants and bordered by the same offering a good degree of privacy.

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

*COUNCIL TAX* Band C.

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.





**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.



This Plan is only for guidance purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and are not intended to be used for any legal, contractual or administrative purpose. It is the responsibility of the purchaser to verify the accuracy of the plan and to check the actual measurements of the property before purchase. Measurements are for information only and may not look like the real thing. Made with iStockphoto.com



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