



## Falmouth

A top floor maisonette  
Exclusive Falmouth location  
Period three/four bedroom residence  
In need of renovation throughout  
Spacious and well proportioned accommodation  
Flexible accommodation over two storeys  
Character and charm with high ceilings & fireplaces  
Enclosed garden and patio  
Popular due to its accessibility to the town centre & beaches  
Over for sale with 'vacant possession, chain free'

Guide £225,000

**AWAITING EPC RATING**

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

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

REF: SK7373



Offered for sale for the first time in many years, is this impressive period residence with three/four bedroom accommodation set over two floors, all in need of considerable work and located in the exclusive area of Falmouth known as Woodlane which is popular due to its accessibility to the town centre and the nearby beaches.

The flexible accommodation would suit a variety of buyers and gives the choice of having bedrooms or reception rooms. The maisonette is over two levels and comprises: large hallway with high ceilings, inner hallway with central staircase, two/bedroom with windows overlooking the rear and Woodlane, a dated kitchen and a 14'6" ground floor bedroom with its own shower cubicle, wc, a closed turning staircase leading to a landing where you will find the bathroom and two generous bedrooms, the principal being 17'4" x 17'2".

As previously mentioned, the property is in need of considerable work however would be an opportunity for the right buyer.

The bustling harbourside town of Falmouth is popular with locals and visitors alike and offers many retail and recreational facilities including The Princess Pavilion Gardens and Theatre, The Poly Theatre, The National Maritime Museum and a multi-screen cinema. Throughout the year Falmouth plays host to a number of festivals including The Sea Shanty and Oyster Festivals plus Falmouth Week with its sailing and shoreside events. Falmouth's famous sea front is always a hive of activity with walks around Pendennis Point and along the sea front taking you past Castle and Gyllyngvase Beaches.

*An early viewing is highly recommended to fully appreciate its size, character and flexibility.*

**THE ACCOMMODATION COMPRISES:**  
*All dimensions approximate.*

From Woodland a gate leads to an enclosed garden and patio area to the front of the property and a pathway with railings leads to the front door.

**TRADITIONAL GLAZED FRONT DOOR WITH LETTERBOX OPENING TO:**  
**LARGE HALLWAY** An impressive hallway which leads to a spacious stairwell, high ceilings, lighting, dado rail, turned closed tread staircase with storage space under and balustrades, doors lead to the living room, dining room/bedroom/reception two, kitchen, wc and bedroom two.

#### **WC**

Low-level wc, pedestal wash hand basin, ceiling light, cupboard, window to the side.

#### **LIVING ROOM 5.18m (17'0") x 4.67m (15'4")**

With high ceiling with ceiling light, large Georgian style sash window with outlook over the garden, feature cast iron fireplace with hearth.

#### **KITCHEN 3.89m (12'9") x 2.08m (6'10")**

A basic kitchen with a range of base and wall units, stainless steel sink with drainer, walk-in larder, sash window to the rear, ceiling light.

#### **BEDROOM TWO 4.42m (14'6") x 3.96m (13'0")**

High ceiling and picture rail, ceiling light, feature fireplace with tiled surround, double shower cubicle with glass screens and splash back with electric shower within, sash window with outlook over Woodlane and finished with wooden floors.

#### **STAIRS AND LANDING**

A closed tread turned staircase with handrail and dado rail lead to the first floor landing and further accommodation, ceiling light, door to roof space and doors off to the bathroom and two further double bedrooms.

#### **BATHROOM**

A basic bathroom with a bath, pedestal wash hand basin, hot water tank, frosted UPVC double glazed window to the rear.

#### **BEDROOM ONE 5.28m (17'4") x 5.23m (17'2")**

A large principal bedroom with sash window overlooking the front, ceiling light and finished with a timber floor.

#### **BEDROOM THREE 3.35m (11'0") x 2.90m (9'6")**

Sash window to the side, ceiling light, finished with timber floors.

#### **GARDEN**

The property has a pleasant garden to the front which is enclosed and has a patio area and a raised area of greenery.

#### **TENURE**

Leasehold for the remainder of a 999 lease from 1996 (969 years remaining) Share of the Freehold 60/40 with the property downstairs with our property having 60%

**SERVICE CHARGE** £30 Month

**COUNCIL TAX** Band B

#### **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.

