



Falmouth

A three bedroom terraced home
Spacious open plan living and dining room
Fully fitted family bathroom
Comprehensively fitted kitchen
Enclosed front and rear gardens
Ideal home or investment
Set in a convenient location
Gas central heating, double glazing throughout
Single garage and driveway parking
Being sold with the benefit of 'no onward chain'

Guide £330,000 Freehold

ENERGY EFFICIENCY RATING
BAND C

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

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REF: SK7396



Kimberley's are delighted to bring to the market, this three bedroom, terraced family house which is set in a popular area within walking distance to the town, local beaches and primary schools.

The property is offered in good condition with features including gas fired central heating by radiators, UPVC double glazed windows and doors, spacious light and bright lounge/dining room and on the first floor, there is a family bathroom, three good sized bedrooms and an airing cupboard that has space and plumbing for a washing machine and houses the gas central heating boiler. Outside the property, there are gently sloping mature gardens to the front bisected by steps and a concrete path that leads to the front door. The rear gardens are laid to lawn and have low lying shrubs and a lovely porcelain tiled patio with seating area which is south facing and enclosed providing a good degree of privacy and seclusion. The storage shed and garage are located to the rear of the property where you will see the off road driveway parking area.

The ever popular town of Falmouth offers an eclectic range of facilities including shops, cafes, restaurants, the Phoenix multi-screen cinema, the Poly Theatre and the Princess Pavilion that provides a variety of entertainment to suit all tastes. At the end of town you will find Events Square that is home to the National Maritime Museum. The town itself has a diary of festivals throughout the year including The Oyster Festival, Sea Shanty and the ever popular Falmouth Week that hosts a variety of sailing and shoreside events. Just a short walk away is Swanpool Beach and Nature Reserve where you can enjoy a number of watersports including Kyacking and Paddleboarding plus Falmouth Golf Club with its popular Above the Bay bar and restaurant at the top of the hill. The property is also within good proximity to local transport routes and Penmere train station that links Falmouth Docks to the cathedral city of Truro and all points north.

THE ACCOMMODATION COMPRISES:

ENTRANCE PORCH

UPVC double glazed front door to the rear, vinyl flooring, storage for hats and coats, obscure fully glazed door to the entrance hall with matching glazed panel alongside, door to:

ENTRANCE HALL

With carpet, pendant light, radiator, doors leading to the lounge and kitchen, open tread staircase to the first floor.



LOUNGE AREA 3.94m (12'11") x 3.78m (12'5")

A lovely bright main reception room with UPVC double glazed window overlooking the south west facing garden. Neutrally decorated with wood effect flooring, painted panelled ceiling with a bank of chrome spotlights, TV aerial point, multi-paned glazed door from the hallway.



DINING AREA 2.72m (8'11") x 2.82m (9'3")

Again, a light and bright, neutrally decorated room, painted panelled ceiling with a bank of chrome spotlights, a continuation of the wood effect flooring, cupboard set into recess with shelving above, obscure fully glazed door to rear porch with almost full width fixed obscure glazed windows alongside which allows light to flood in, multi-paned obscure glazed door to kitchen.



FRONT ENTRANCE PORCH 2.84m (9'4") x 1.14m (3'9")

A useful porch having a UPVC double glazed door to the rear with windows alongside, light and power, vinyl flooring.

KITCHEN 2.95m (9'8") x 2.69m (8'10")

Another bright room with UPVC double glazed window overlooking the front. A comprehensively fitted kitchen comprising of matching light oak fronted wall and base units with marble effect roll top work surfaces over and ceramic tiling above, inset Neff induction hob with extractor fan over, Bosch double oven set in tall housing, 1 1/2 bowl stainless steel sink unit with drainer and chrome mixer tap over, cupboard housing electric fuse box, ceramic tiled flooring, spotlights on tracking. The kitchen can be accessed via the dining area or from the hallway.



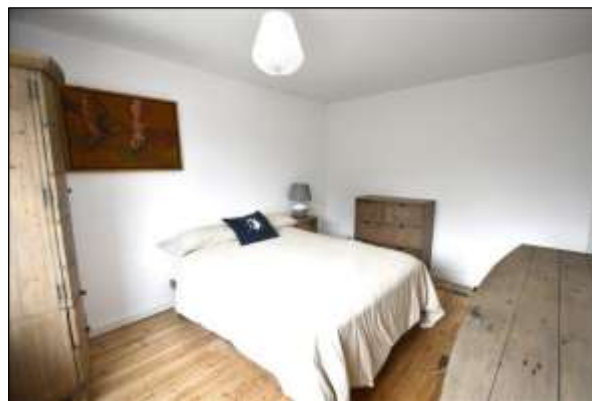
OPEN TREAD STAIRCASE FROM HALLWAY TO FIRST FLOOR LANDING.

Doors leading to the bedrooms and bathroom, access to loft space via a loft ladder, linen cupboard housing the Vaillant boiler and with the benefit of plumbing and housing for a washing machine.



BEDROOM ONE 3.78m (12'5") x 3.02m (9'11")

A generous size bedroom with UPVC double glazed window overlooking the rear elevation, radiator, exposed wood flooring.



BEDROOM TWO 2.64m (8'8") x 3.02m (9'11")

Again, with UPVC double glazed window overlooking the rear, central ceiling pendant light, wooden flooring, neutrally decorated, radiator.



BEDROOM THREE 2.64m (8'8") x 2.87m (9'5")

Having a UPVC double glazed window overlooking the front, exposed wooden floor, central pendant light, radiator, enclosed storage cupboards.



BATHROOM 2.62m (8'7") x 1.93m (6'4")

A well equipped bathroom with a white suite comprising; panelled bath with chrome mixer tap, mains fed shower over with glass shower screen, wash hand basin with chrome mixer tap set on a grey vanity unit with storage below and a glass fronted medicine cabinet above, close-coupled wc, half tiling to two walls, chrome ladder style heated towel rail, frosted UPVC double glazed windows.



OUTSIDE

GARAGE 2.59m (8'6") x 4.78m (15'8")

With and up and over door, light and power.



STORAGE SHED 2.59m (8'6") x 1.09m (3'7")

Accessed via a door to from the pathway and located directly behind the garage.



GARDENS

To the front, the property is accessed via a wooden gate, down a flight of concrete steps bisecting an area of garden that sports a wide variety of mature shrubs and trees. To the rear there is a lovely ceramic tiled patio area with seating areas. This area is enclosed by timber fencing and mature shrubs and trees. From here steps lead down to a pathway giving you access to the storage shed and the rear of the garage. On the other side of the path is an area laid to lawn and again sports a wide variety of shrubs and plants. A wooden gate gives access to another strip and garden with mature tree and the off road driveway parking area.

SERVICES Mains gas, electricity, water and drainage.

COUNCIL TAX Band C.

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.



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