



Falmouth

An end of terrace family home
Great location by Tregonnigie Woods
First time on the market since the year 2000
UPVC double glazed windows and doors
Sitting room with feature gas stove fire
Modern fitted kitchen/dining room with oven and hob
Three bedrooms, modern shower room/wc
Single garage en bloc, communal parking
Delightful well stocked sheltered gardens
Adjacent to some delightful green areas

Guide £295,000 Freehold

**ENERGY EFFICIENCY RATING
BAND F**

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

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www.kimberleys.co.uk

REF: SK7437



We are privileged to bring to the market this well presented three bedroom end-of-terrace family home which is set in a delightful location at the bottom of a small cul-de-sac with only passing pedestrians and adjacent to an open green and wooded area.

The house has been a comfortable family home for our clients for over a quarter of a century and they are now looking to give new owners the chance to enjoy this special location which backs and sides onto light woodland and Tregonnigie.

The property has UPVC double glazed windows and doors, Venetian blinds, stripped wood flooring in some rooms, a selection of replacement internal doors and a focal point green enamelled gas stove fire on a polished granite hearth in the sitting room.

The well proportioned accommodation includes in sequence, an entrance hall, sitting room with door leading to a fitted kitchen/dining room which in turn has double glazed French doors overlooking the leading to the lovely garden. A staircase from the reception hall takes you to the first floor which has a modern shower room/wc in white and three bedrooms. Outside, you will find sheltered rear gardens, open plan at the front and painted summerhouse and a single garage en bloc within the close. There is also unrestricted residents parking on a first come, first served basis.

As our clients' sole agents, we thoroughly recommend an immediate viewing to secure this lovely property.

Why not call for your appointment to view now?

THE ACCOMMODATION COMPRISES:

Concrete steps with galvanised safety handrail lead down the open plan front garden to the front door. A covered canopy sits above the UPVC double glazed front door with frosted privacy panel which leads into:

RECEPTION HALL

Having a fitted carpet, staircase to first floor, high level wall mounted consumer box, double opening glazed doors to:

SITTING ROOM 4.65m (15'3") x 3.48m (11'5") into recess.

A delightful main reception room which enjoys plenty of morning sunshine through broad UPVC double glazed windows with Venetian blinds overlooking the front aspect, a focal point green enamelled gas stove set on a raised black granite plinth, stripped wood flooring, coved cornicing, spotlights, TV aerial point, deep under stairs storage cupboard, panelled internal door to:



KITCHEN/DINING ROOM 4.47m (14'8") x 2.67m (8'9")
overall measurement.

DINING SECTION

A delightfully bright room with double glazed windows and French doors overlooking and leading to the gardens, hard wearing wood finish flooring, spotlights, space for dining room table and chairs, open plan to:



KITCHEN

Well equipped with a range of matching wall and base units, wrap around work surfaces and ceramic tiling over, composite single drainer sink unit with chrome mixer tap, stainless steel gas hob with tiled splash back, stainless steel cooker hood and single fan assisted oven under, plumbing for washing machine and dishwasher alongside the sink, space for tallboy refrigerator/freezer.



STAIRCASE FROM RECEPTION HALL WITH FITTED CARPET TO:

FIRST FLOOR LANDING

With linen cupboard, access to insulated loft space.

BEDROOM ONE 4.22m (13'10") x 2.64m (8'8") into recess.

Having a UPVC double glazed window and Venetian blind enjoying a pleasant outlook to the front aspect, coved cornicing, pine internal door, fitted carpet.



BEDROOM TWO 2.77m (9'1") x 2.64m (8'8") plus open wardrobe recess with hanging rail.

Having a UPVC double glazed window enjoying a lovely outlook over the rear garden to light woodland beyond, pine internal door and flooring, TV aerial point.



BEDROOM THREE 2.49m (8'2") x 1.78m (5'10")

Again, with double glazed window and Venetian blind over the front aspect, fitted carpet, pine internal door.



SHOWER ROOM 1.85m (6'1") x 1.75m (5'9")

Well appointed with a white suite comprising; a corner semi-quadrant shower cubicle, Mira Sport electric shower and curved sliding shower screen, pedestal wash hand basin with contemporary chrome mixer tap and fitted mirror over, low flush wc, bathroom panelling to all four walls, frosted double glazed window, hard wearing wood finish flooring, pine internal door, chrome ladder style heated towel rail.



OUTSIDE

GARAGE

On the far side of the close you will see a row of garages and our clients own a single garage with an up and over door in that block. There is unrestricted residents parking within the close which is available on a first come, first served basis.

GARDENS

To the front of the property there are open plan gardens which offer gently sloping lawns and aforementioned concrete steps with galvanised hand rail leading down to the lower level which has a gravelled area, a selection of plants and shrubs and a wrought iron gate taking you alongside the house to the rear. At the rear of the property there are lovely sheltered gardens which are well fenced and bordered by woodland on the side and rear boundaries and offering a large gravelled patio, ideal for relaxing and entertaining, outside cold water supply, painted timber summerhouse/garden store, a gateway through a small picket fence leads to a delightful enclosed lawned garden with stepping stone pathway, a wide selection of plants and shrubs including Roses and Clematis and a seating area in the far corner.

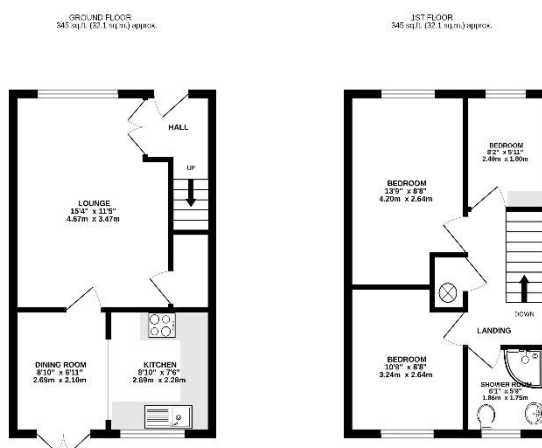
COUNCIL TAX Band B.

SERVICES Mains drainage, water, electricity and gas.

ESTATE CHARGES There are no estate charges on this development.

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.



TOTAL FLOOR AREA: 1090 sq.ft. (100.2 sq.m.) approx.
These measurements have been taken from the drawings and are for guidance only. They are not intended to be used for legal purposes. The actual measurements of the property may vary from those shown on the drawings. The drawings are not intended to be used for legal purposes. The actual measurements of the property may vary from those shown on the drawings. The drawings are not intended to be used for legal purposes. The actual measurements of the property may vary from those shown on the drawings.

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