



Falmouth

A one bedroom semi-detached house
Ideal first time buy or investment opportunity
Popular residential location close to beach
Spacious lounge, kitchen/diner
Bedroom with shower cubicle and hand basin
Separate low flush wc
UPVC double glazing, Gas central heating
Small enclosed garden with sea glimpses
Off road parking for a number of vehicles
Sold with 'no onward chain'

Guide £230,000 Freehold

ENERGY EFFICIENCY RATING
BAND C

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

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www.kimberleys.co.uk

REF: SK7315



An ideal opportunity to acquire this delightful one bedroom, semi-detached home, set within a popular residential location at the end of a cul-de-sac and commanding sea glimpses from the enclosed garden.

Benefiting from UPVC double glazing and gas central heating, the accommodation in brief comprises; entrance vestibule, lounge/kitchen/diner and one bedroom with shower cubicle and wash hand basin and a separate wc. Outside the property there is off street parking for a number of vehicles and a concrete path takes you down to a small enclosed area of garden that is laid to paving and has sea glimpses across to Falmouth Bay and St Anthony Lighthouse.

The property is located within the desirable and popular Goldenbank development and is a short walk to Falmouth Golf Club with its 'Above The Bay' restaurant, Swanpool Beach/Nature Reserve and the stunning walks along the coastal path. Just a short drive away there is a parade of shops at Boslowick and the Co-op convenience store that stocks a wide variety of goods.

An early appointment to view is highly recommended to avoid disappointment.

Why not call our sales team for an appointment to view today?

THE ACCOMMODATION COMPRISES:

Obscure UPVC double glazed door to:

ENTRANCE VESTIBULE

With deep under stairs storage cupboard, textured ceiling, spotlight, door bell, obscure four paned glass door to:

LOUNGE/KITCHEN/DINING AREA

LOUNGE AREA 3.89m (12'9") x 3.68m (12'1")

UPVC double glazed picture window overlooking the front aspect with vertical blinds, partly vaulted textured ceiling (originally had a gallery from the bedroom), wooden beams, pendant ceiling light, spotlights, radiator, TV aerial point, wood panelled turning staircase to the first floor.



KITCHEN/DINING AREA 4.57m (15'0") x 1.57m (5'2")

UPVC double glazed window to the side elevation. Fitted with a range of white fronted wall and base units with marble effect roll top work surfaces and ceramic tiling over, inset stainless steel sink unit with chrome mixer tap, inset Hotpoint four-ring gas hob with Hygena extractor fan over, space and plumbing for automatic washing machine, space for under counter refrigerator, Worcester gas central heating boiler, textured ceiling, small strip light, radiator.



WOODEN TURNING STAIRCASE FROM LOUNGE TO FIRST FLOOR LANDING

With wooden hand rail, textured ceiling and ceiling light.

WC

Obscure UPVC double glazed window to the side. Fitted with a white low-level flush wc, textured ceiling and ceiling light.

BEDROOM 4.17m (13'8") x 3.58m (11'9") into recess and with limited headroom in parts.

Textured ceiling, large Velux window to the front, ceiling light with dimmer switch, access to loft space, radiator, shower cubicle with glass screen being fully tiled and with mains fed rise and fall shower head, small china wash hand basin with chrome mixer tap set on a white gloss vanity unit with cupboard below.

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.





OUTSIDE

To the front of the property there is a paved area immediately adjacent to the front of the house and a front garden that is laid to shingle with a feature mature palm tree in situ. This front garden has been designed for ease of maintenance. To the right hand side of the driveway there is a concrete pathway with steps that lead to a separate area of garden which is paved and enclosed by timber fencing and enjoying sea glimpses to Falmouth Bay and St Anthony Lighthouse.



PARKING

There is a substantial off road parking area located to the left of the property with the parking for this property allocated on the left hand side. This parking area could provide parking for a number of vehicles in tandem.



SERVICES

Mains drainage, water, gas and electricity.

COUNCIL TAX Band A.

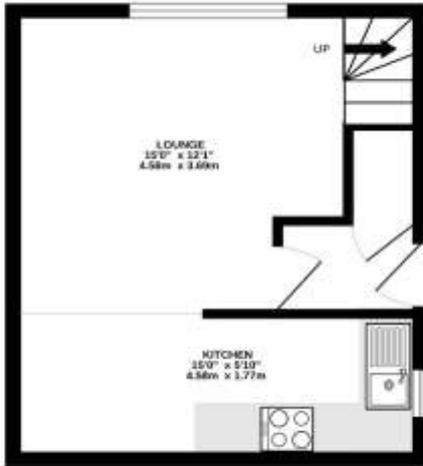
MONEY LAUNDERING

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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GROUND FLOOR
270 sq. ft. (25.0 sq.m.) approx.



1ST FLOOR
219 sq. ft. (20.4 sq.m.) approx.



TOTAL FLOOR AREA : 489 sq. ft. (45.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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