



## Falmouth

A semi-detached family home  
Four bedrooms (principal en-suite)  
Two large reception rooms  
Fitted kitchen and family bathroom  
UPVC double glazing throughout  
Electric heating  
Popular residential location  
Enclosed rear gardens  
Off street driveway parking facilities  
Viewing highly recommended

**Guide £355,000** Freehold

**ENERGY EFFICIENCY RATING  
BAND D**

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REF: SK7323



An ideal opportunity to own this four bedroom semi-detached family home that is set within a popular residential location on the outer fringes of Falmouth town and convenient for the facilities that the Boslowick area has to offer.

The property that has the benefit of UPVC double glazing throughout has accommodation in brief comprising; entrance hall, lounge/dining room, fitted kitchen, rear porch and second reception room to the ground floor and to the first floor, there are four bedrooms (one en-suite) and a family bathroom/wc combined. Outside the property there are open plan front and enclosed rear gardens plus off road driveway parking facilities.

The house is conveniently located within walking distance of a wide range of local amenities including Boslowick parade of shops, the Co-op supermarket, Boslowick garage which also has its own comprehensive convenience store, Penmere branch line railway station connecting you to Falmouth Docks in one direction and the Cathedral City of Truro to the other, St Frances and St Mary's junior schools and a longer stroll into Falmouth's town centre and sea front.

**As the vendors sole agents, we highly recommend an early appointment to view.**

**Why not call for your personal viewing today?**

#### **THE ACCOMMODATION COMPRISES:**

From the tarmacadam driveway an adjacent pathway to the front of the house takes you to the front door.

#### **UPVC DOUBLE GLAZED DOOR WITH GLASS PANEL TO THE SIDE GIVES ACCESS TO:**

##### **ENTRANCE HALLWAY**

With central ceiling light, carpet, electric heater, open tread staircase to the first floor, doors to all principal rooms, storage cupboard housing hot water tank.

##### **LOUNGE/DINER 7.32m (24'0") x 3.45m (11'4") narrowing at the dining room end.**

A dual aspect room with a broad UPVC floor-to-ceiling picture window overlooking the front garden and UPVC double glazed patio doors to the rear, feature fireplace with white surround and inset fire, 2 pendant light fittings, serving hatch to kitchen, electric radiator, TV aerial point, fitted carpet.



##### **SECOND RECEPTION ROOM 6.55m (21'6") x 2.54m (8'4")**

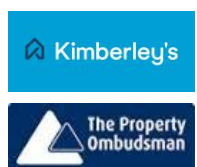
Another dual aspect room with UPVC double glazed window overlooking the front and UPVC double glazed patio door to the rear, central ceiling light, carpet.

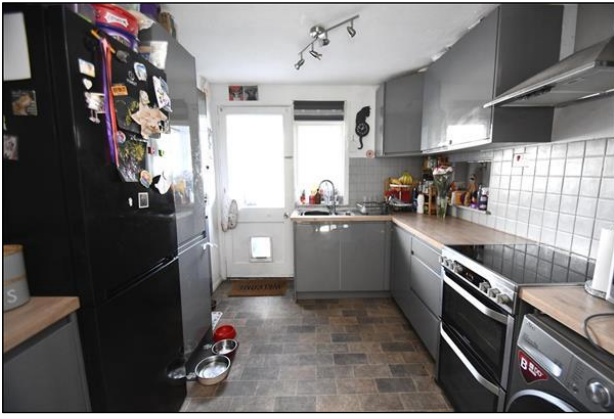


##### **FITTED KITCHEN 2.90m (9'6") x 2.97m (9'9")**

Fitted with a full range of grey gloss wall and base units with wood effect work surfaces and tiled splashbacks, inset 1 1/2 bowl stainless steel sink unit with chrome mixer tap, space for electric cooker with stainless steel extractor fan above, space for washing machine and refrigerator/freezer, stainless steel spotlight fitting to ceiling, vinyl flooring, UPVC double glazed window and UPVC half glazed door to rear porch.

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.





**REAR PORCH/UTILITY**

Of UPVC and double glazed construction, door to rear.

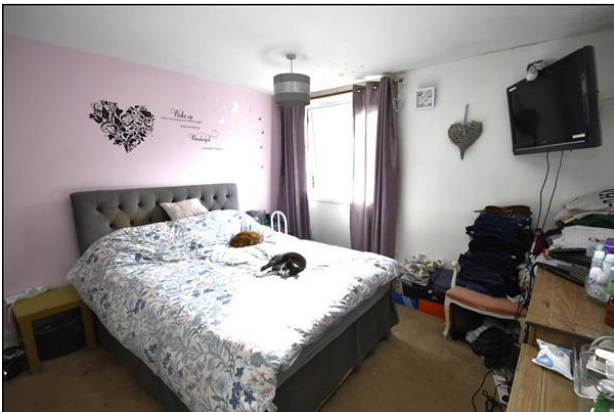
**OPEN TREAD STAIRCASE FROM HALL TO:**

**FIRST FLOOR LANDING**

Access to loft space, ceiling light, carpet, doors to four bedrooms.

**BEDROOM ONE 4.78m (15'8") x 2.54m (8'4")**

UPVC double glazed window overlooking the front elevation, central pendant light, electric heater, carpet.



**EN-SUITE SHOWER ROOM**

Frosted UPVC double glazed window, low-level flush wc, wash hand basin with hot and cold taps, small vanity unit, shower cubicle with Triton electric shower with tiled surround and glass screen, extractor fan, inset ceiling spotlights.



**WET ROOM 1.70m (5'7") x 1.52m (5'0")**

Frosted UPVC double glazed window, central ceiling spotlights, hot and cold taps, low level wc, tiled.

**BEDROOM TWO 3.56m (11'8") x 2.95m (9'8")**

UPVC double glazed window overlooking the rear garden, pendant light, carpet, electric heater.

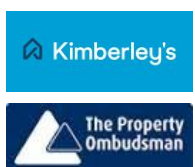


**BEDROOM THREE 3.35m (11'0") x 3.58m (11'9")**

UPVC double glazed window overlooking the front elevation, pendant light, carpet, electric heater.



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**BEDROOM FOUR 2.01m (6'7") x 2.79m (9'2")**

UPVC double glazed window overlooking the front, carpet, pendant light, storage cupboard.



**OUTSIDE**

To the front there is an open plan lawned garden and a tarmacadam driveway with handrail taking you to a path leading to the front door. To the rear there is an area laid to decking immediately outside the second reception room with steps leading down to a gently sloping lawn. To the foot of the garden there is another area of decking which ideal for catching the afternoon sun. The garden is enclosed by timber fencing and mature shrubs and trees.

**COUNCIL TAX** Band B.

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

**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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