



Falmouth

A lovely mid terrace house
Popular residential location
Walking distance to Swanpool & Golf Club
One double bedroom
Contemporary open plan living
Fitted kitchen/dining area/lounge area
White three piece bathroom
South west facing enclosed gardens
Parking for three cars in tandem
UPVC double glazing and electric heating

Guide £199,000 Freehold

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		87
(69-80)	C		
(55-68)	D		
(39-54)	E	49	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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REF: SK6808



This one bedroom, mid terraced house is situated on a quiet corner plot in the extremely popular residential location of Goldenbank and is located on the western outskirts of Falmouth within close proximity to Swanpool nature reserve and Beach, local junior and senior schools and the well regarded Falmouth Golf Club.

The property would ideally suit a first time buyer or would make a great addition to someone's property portfolio. Tucked away in the corner of Polmennor Road, this one bedroom mid terrace house with accommodation comprising; living area, refitted kitchen with dining space, first floor bathroom/WC and a double bedroom. The accommodation is well presented throughout. Outside there is a fully enclosed south west facing garden, and parking three vehicles in tandem.

Falmouth Town is a short distance away and can offer a vast array of bars, restaurants and pubs to suit all tastes, it also offers a good selection of shops, from boutiques to high street retailer and benefits from good local transport links.

As sole agents we would highly recommend an early appointment to view.

THE ACCOMMODATION IN FULL COMPRISES :

OBSCURED UPVC DOUBLE GLAZED DOOR OPEN TO:

OPEN PLAN LIVING/KITCHEN/DINER 5.46m (17' 11") x 4.57m (15' 0") Contemporary open plan living.

KITCHEN/DINING AREA

Fitted with a range of wall and base units and drawers, in high gloss white finish, with wooden work surfaces over which incorporated a stainless steel sink with drainer, complimentary tiled splash back surrounds, halogen hob with oven under and extractor over, space and plumbing for washing machine and space for stand tall fridge freezer. Access to under stairs storage cupboard, UPVC double glazed window over looking the gardens, laminate flooring and skirting running through to;



LOUNGE AREA

Continuation of flooring and skirting, two electric radiators, UPVC double glazed window to the front elevation, turning staircase to first floor landing, TV and telephone point.



FIRST FLOOR LANDING

With carpet, skirting and doors to:

BEDROOM 4.13m (13' 7") x 3.56m (11' 8") max

Lovely double bedroom with velux window, eaves storage, carpet, skirting board and electric radiator.



BATHROOM 2.16m (7' 1") x 1.48m (4' 10")

Three piece white bathroom suite comprising low level flush WC, pedestal wash basin, bath with electric shower over, vinyl flooring, part tiled walls, window to front aspect, heated towel rail.



OUTSIDE

GARDENS

A fully enclosed south/west facing private garden situated to the side of the property, accessed over pathway from front door and down a few steps. The garden is predominately laid to lawn, enclosed by red brick wall and with plenty of space to house a large timber storage shed which has its own light and power.



PARKING

Situated adjacent to the property there is parking for three cars in tandem.

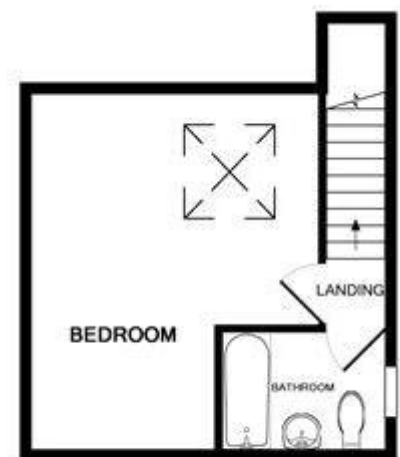
COUNCIL TAX Band A.

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.



GROUND FLOOR



1ST FLOOR

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.





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