



Falmouth

**A stunning single storey dwelling
Ready for immediate occupation
Finished to a very high standard throughout
Double bedroom with walk-in dressing room
Fantastic open plan kitchen/dining/living area
Build in appliances and walk-in larder cupboard
Contemporary bathroom in white
Turn-key opportunity (could be sold fully furnished)
Walking distance of the sea front, beaches and town centre
Ideal as a home or investment opportunity**

Guide £230,000 Freehold

ENERGY EFFICIENCY RATING – BAND E

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

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www.kimberleys.co.uk

REF: SK6888



This stunning single storey dwelling has been thoughtfully designed and carefully planned to create a fabulous modern and contemporary home with a cosy feel throughout.

The property is set in this sought after residential area in a very convenient location, ideal for access to Falmouth town, the harbour, sea front and beaches plus various university campuses.

The accommodation is bright and light and comprises; a fantastic living area with a vaulted ceiling which although open plan, feels well divided providing an open plan space with kitchen/dining and sitting areas plus a useful study/work space, a double bedroom with walk-in dressing room off and a contemporary modern bathroom.

Situated on the corner of Florence Terrace, this is an ideal location for access to the town centre and Falmouth's famous sea front including both Gyllyngvase and Castle Beaches. Events Square, home to the Falmouth Maritime Museum is also a short walk away. There is a bus stop nearby in Woodlane and Falmouth's train station is easily accessed by foot.

This property offers so much more than initially meets the eye and an internal inspection is strongly recommended to fully appreciate the accommodation on offer.

Accessed via a shared covered storm porch with storage cupboard and feature compass mosaic design floor, a composite front door leads to:

ENTRANCE VESTIBULE/STUDY AREA 2.49m (8'2") x 1.73m (5'8")

Double glazed window to the front aspect, electric consumer unit, storage shelving, inset lighting, door leading to bathroom, opening to living area.



OPEN PLAN LIVING SPACE 5.44m (17'10") x 3.30m (10'10") maximum measurements.

A thoughtfully designed space with vaulted ceiling and two double glazed tilt and turn windows to the front aspect creating a wonderful area.



KITCHEN AREA

A modern fitted kitchen with a selection of contrasting base and wall mounted units, work surfaces to two sides with upstand, inset single drainer ceramic sink with Clearwater filtered water mixer tap, inset four-ring electric hob with concealed sliding extractor over and tiled splash back, a range of quality integrated appliances comprising; an eye-level oven, refrigerator/freezer, dishwasher and washer/dryer, inset lighting, door to walk-in larder cupboard, cupboard housing water heater for kitchen and bathroom sinks.



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.



LIVING AREA

With dining and sitting areas, TV aerial point, modern electric wall mounted radiator, inset and pendant lighting, door leading to bedroom.



BEDROOM 3.35m (11'0") x 2.87m (9'5")

Two large double glazed tilt and turn windows to the front aspect, TV aerial point, picture rail, pocket door leading to the walk-in dressing area.



BATHROOM

Of a contemporary design, fitted with a modern suite in white to comprise: double shower cubicle with wall mounted electric shower, contemporary sink with mixer tap and mid-level flush wc, part aqua boarded walls, back-lit mirror and shaver socket, storage shelf, feature towel rail radiator, vaulted ceiling, ceiling mounted extractor, inset lighting.



WALK-IN DRESSING AREA 2.16m (7'1") x 1.65m (5'5")

A fabulous dressing area, fitted with a selection of hanging rails, drawers and pull-out shelving with lighting.

OUTSIDE

There is a useful storage area perfect for re-cycling.

SERVICES

Mains drainage, electricity and water.

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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