



Falmouth

A three bedroom terraced home
Bright and light double aspect lounge
Downstairs bathroom and wc combined
UPVC double glazing, gas central heating
Enclosed front and rear gardens
Estuary views from several rooms
Clear Mundic test 2018 - Classification A1
Ability to create off road parking to the rear
Convenient residential location
Viewing highly recommended



Guide £230,000 Freehold

ENERGY EFFICIENCY RATING – BAND D

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www.kimberleys.co.uk

REF: SK6911



Kimberley's are delighted to offer for sale, this three bedroom terrace property that is set within a convenient location on the very fringes of the town.

This versatile and spacious property offers new owners the chance to create a home to their own taste and requirements.

The accommodation in brief comprises; an entrance porch, ground floor bathroom, lounge and a kitchen/dining area. To the first floor there are three spacious, light and bright bedrooms. Outside, to the rear of the property, there are low maintenance gardens which also has the benefit of a large shed and the ability (subject to the necessary planning permissions) to create off road parking.

The property is set in a convenient residential location, just a short walk from Falmouth's bustling town centre where you will find a range of amenities including shops, restaurants, cafe, The Phoenix multi-screen cinema, The Poly theatre and the Princess Pavilion with their eclectic range of exhibitions and shows plus The Maritime Museum in Events Square. There are a number of festivals held throughout the year including The Oyster Festival, Sea Shanty Festival and of course, Falmouth Week with its sailing and on shore events. Falmouth is renowned for its famous sea front where you will find Castle, Gyllyngvase and Swanpool Beaches and surrounding coastal walks.

**As the owners' sole agents, we highly recommend an early appointment to view.
Why not call for your appointment to view today?**

THE ACCOMMODATION COMPRISES:

ENTRANCE PORCH 2.49m (8'2") x 0.94m (3'1")

Of UPVC double glazed construction and door to:

KITCHEN/DINER 4.88m (16'0") x 1.78m (5'10") extending to 3.68m (12'1")

An L-shaped room with UPVC half glazed door with cat flap to the rear elevation and a UPVC double glazed window alongside, UPVC double glazed door to the front elevation with UPVC double glazed window to the side. Fitted with a range of matching wall and base units with work surfaces over and incorporating a 1 1/2 bowl stainless steel sink unit with mixer tap over, tiled splash back surrounds, inset oven and hob with stainless steel extractor hood over, decorative shelving unit, space for refrigerator and dishwasher, stainless steel spotlights on tracking, cupboard housing the gas fired central heating boiler (serviced in November 2023).



BATHROOM 2.16m (7'1") x 1.73m (5'8")

UPVC double glazed window to the rear elevation. Fitted with a white suite comprising; handled and panelled bath with shower over, shower curtain and rail, pedestal wash hand basin with chrome mixer tap, low-level flush wc, space for washing machine, part tiled walls, vinyl flooring.



LOUNGE 4.95m (16'3") x 2.95m (9'8")

A dual aspect lounge with UPVC double glazed windows to the front and rear, pendant ceiling light, hard wood flooring, radiator.



FROM KITCHEN/DINER, STAIRS LEADING TO:

FIRST FLOOR LANDING

UPVC double glazed window to the rear with glimpses of the estuary, access to partially boarded loft (could be converted subject to the necessary planning permissions and consents) via a loft ladder, wood panelled doors to all bedrooms.

BEDROOM ONE 5.13m (16'10") x 2.69m (8'10")

Dual aspect with UPVC double glazed windows to the front and rear aspect, exposed painted wood flooring, central pendant light, radiator.



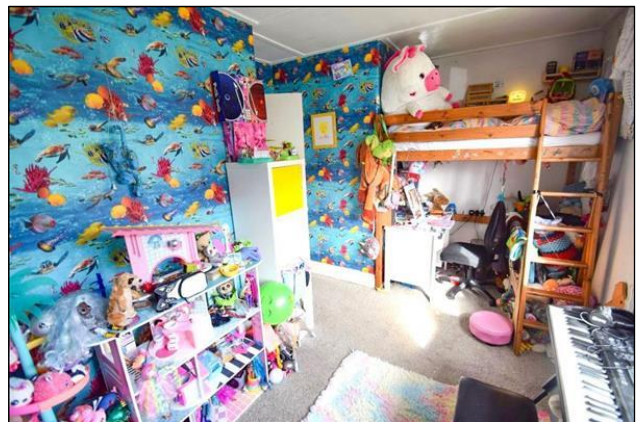
BEDROOM TWO 4.11m (13'6") x 2.44m (8'0")

UPVC double glazed window overlooking the front aspect, built in storage cupboard, ceiling pendant light, radiator.



BEDROOM THREE 2.57m (8'5") x 2.46m (8'1")

UPVC double glazed window overlooking the rear of the property with glimpses of the estuary, ceiling pendant light, radiator, fitted carpet.



OUTSIDE

To the front of the property there is plenty of on road parking and to the rear the opportunity to create off road parking (subject to planning permission).

FRONT GARDEN

The garden is accessed via a metal gate with steps down to the entrance porch. There are tiered gardens either side and the garden is enclosed by wooden fencing and mature shrubs.



REAR GARDEN

A real feature of the property is the rear garden that has a patio immediately outside the back door and from here a concrete pathway that takes you down to the foot of the garden. The remainder of the garden is laid to lawn with a number of interspersed shrubs and trees and bordered by timber fencing. At the foot of the garden there is a TIMBER GARDEN SHED measuring 2.79m (9'2") x 3.56m (11'8") which is being included within the sale and a pedestrian gate leading to the rear service lane.



SERVICES

Mains sewerage, water, gas, electricity.

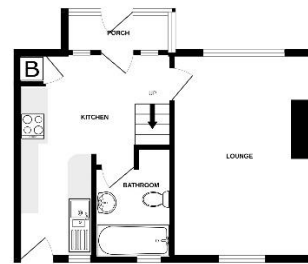
COUNCIL TAX Band B

MONEY LAUNDERING

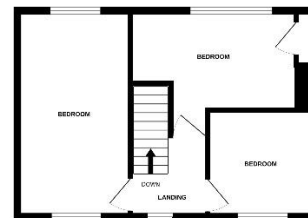
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



GROUND FLOOR
387 sq.ft. (35.9 sq.m.) approx.



1ST FLOOR
364 sq.ft. (33.8 sq.m.) approx.



TOTAL FLOOR AREA: 751 sq.ft. (69.7 sq.m.) approx.
*MPSA (2020) states that the floor area is based on the dimensions of the finished internal walls. It does not include the area of balconies, verandas, terraces and any other external spaces. The floor area is not intended to be used for any other purpose. The numbers, figures and other data are for information only and should not be relied upon for any other purpose. The numbers, figures and other data are for information only and should not be relied upon for any other purpose. The numbers, figures and other data are for information only and should not be relied upon for any other purpose.

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.

