



Falmouth

An older style terraced town house
Set in a popular location near town
Available as a residential home or investment property
Currently let until 30th June 2024
Gas central heating, UPVC double glazing
Two reception rooms, kitchen and breakfast room
Three/four bedrooms, bathroom and cloakroom
Delightful rear gardens, parking space
Available with the contents if required
Four letting rooms producing £18,260 per annum



Guide £350,000 Freehold

ENERGY EFFICIENCY RATING – BAND D

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

01326 311400
www.kimberleys.co.uk

REF: SK6919



This older style middle terrace town house with three/four bedrooms is set in a popular residential location, just off Dracaena Avenue and within walking distance to the town centre, Kimberley Park that offers 7 acres of recreational space and a children's playground, beaches and sea front, Penryn branch line station, a variety of educational facilities and local amenities.

Our clients have owned the house since the year 2000 and during that time it has and continues to be a successful student letting property for youngsters studying at Falmouth University. The purpose of coming to the market early allows us the chance to sell the house as a private home when the current tenancy finishes on the 30th June 2024 or as a useful addition to an investors property portfolio.

As you would expect, the house has gas central heating by radiators, UPVC double glazed windows and doors (where stated), a current domestic electrical installation condition report, a gas safety record to pass on to the new owners and an EPC valid until the year 2032.

The versatile accommodation works perfectly well for tenants and will also do the same for someone looking to live here as a private residence. The front door takes you into an entrance vestibule and continues to the reception hall, a sitting room/bedroom four, a dining room (currently used as a lounge), fitted kitchen and steps down to the breakfast area and this continues to the utility room and cloakroom, rear door leading to the gardens. A turning staircase leads to the mezzanine and first floor landings where you will find three bedrooms and a bathroom/wc combined.

At the rear sits a very pleasant mature lawned garden and a gateway leading to a parking space for a family sized vehicle and this can be accessed via a rear service lane from Dracaena Avenue.

As our clients' sole agents, we thoroughly recommend an immediate viewing to secure this property.

Why not call and arrange a personal viewing today?

THE ACCOMMODATION COMPRISES:

COMPOSITE FRONT DOOR TO:

ENTRANCE VESTIBULE

Wall mounted electric consumer box, quarry tiled flooring, stripped pine and glazed door with leaded light and stained glass inserts leads into:

RECEPTION HALL

Having a radiator, fitted carpet, staircase to first floor, access to principal rooms.

SITTING ROOM/BEDROOM FOUR 3.51m (11'6") x 3.25m (10'8") into recess and plus deep angular bay.

This room has an angular bay with double glazed windows and privacy blinds overlooking the front aspect, a closed period fireplace, picture rail, radiator, double opening doors leading to the dining room, stripped pine internal door.



DINING ROOM 4.57m (15'0") x 3.76m (12'4") into recess and including stairs.

Currently used as a lounge and with a focal point cast iron period fireplace, double glazed casement doors leading to the garden, staircase to first floor, fitted carpet, pine and multi-paned glazed door leading to:



KITCHEN 2.87m (9'5") x 2.79m (9'2")

Equipped with a range of matching fitted wall and base units, granite effect roll top work surfaces and ceramic tiling over, breakfast bar, single drainer stainless steel sink unit with chrome easy-on mixer tap, space for under counter refrigerator and tallboy refrigerator/freezer, ladder style heated towel rail, open shelving, vinyl flooring, two box sash style UPVC double glazed windows with roller blinds overlooking the side, pine steps with matching banisters leading down to:



BREAKFAST ROOM 2.79m (9'2") x 2.79m (9'2")

With monopitch roof and Velux double glazed window, double radiator, fitted carpet, pine and glazed door with matching windows either side leading to:



UTILITY ROOM 1.85m (6'1") x 1.78m (5'10")

Having a single drainer stainless steel sink unit set on a single base cupboard, roll top work surfaces, plumbing for washing machine and space for condensing tumble dryer, vinyl flooring, dual aspect with double glazed window overlooking the rear and double glazed door leading to the outside.

CLOAKROOM/WC

With low flush wc, pedestal wash basin with tiled splash back, frosted double glazed window, ladder style heated towel rail, pine internal door.

TURNING STAIRCASE WITH TURNED AND BEVELLED BALUSTADES AND FITTED CARPET LEADING TO MEZZANINE LEVEL

BEDROOM TWO 3.25m (10'8") x 2.82m (9'3")

Having a recessed double glazed window overlooking the rear aspect, double radiator, access to loft space, fitted carpet, pine door.



CONTINUED STAIRCASE FROM MEZZANINE TO FIRST FLOOR LANDING

Again with fitted carpet, access to loft space, a cupboard housing a Worcester gas central heating boiler.

BEDROOM ONE 4.50m (14'9") x 2.74m (9'0")

A generous bedroom with recessed double glazed windows overlooking the front aspect, double radiator, painted four-panelled internal door, fitted carpet.



BEDROOM THREE 3.23m (10'7") x 1.70m (5'7")

With double glazed window overlooking the front aspect, radiator, fitted carpet, four-panelled internal door.

BATHROOM/WC 2.77m (9'1") x 1.65m (5'5")

With coloured suite comprising; handled and panelled bath with Mira electric shower over, chrome hot and cold taps and panelled surround, pedestal hand wash basin with contemporary chrome hot and cold taps, fitted mirror and accessory rack over, low flush wc, frosted double glazed window, ladder style heated towel rail, pine base storage cupboard, vinyl flooring, painted and glazed door.



OUTSIDE

At the rear of the property there are pleasant gardens which enjoy a sunny aspect in the afternoon through to sunset and this can be enjoyed on the paved patio and from here a concrete pathway leads past well stocked flower borders with plants and shrubs to a gate on the rear boundary and this leads to:



PARKING SPACE

This can accommodate a family sized vehicle and is approached over a rear service lane from Dracaena Avenue.

SERVICES

Mains drainage, water, electricity and gas.

COUNCIL TAX Band C.

AGENTS NOTE

The property is currently let to four students and this tenancy finishes in June 2024 and our client will be looking to give completion on the 30th June 2024 if the property is bought as a private residence. If you are buying the property as an investment then we are able to give a quicker completion date by arrangement.

MONEY LAUNDERING

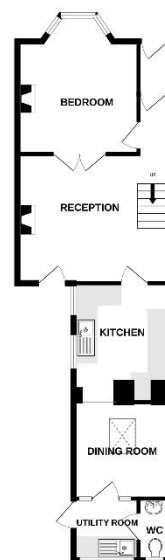
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

VIEWINGS

Strictly by a pre-arranged appointment with the owners' sole agents - Messrs Kimberley's, 29/29a Killigrew Street, Falmouth, TR11 3PN. Telephone: 01326 311400. E-mail info@kimberleys.co.uk



GROUND FLOOR
475 sq. ft. (139.5 sq. m.) approx.



FIRST FLOOR
475 sq. ft. (139.5 sq. m.) approx.



TOTAL FLOOR AREA: 1001 sq ft. (93.0 sq. m.) approx.
*Please note that the floor area shown on this plan is an approximate figure and is not intended to be used as a basis for any legal proceedings. The floor area shown on this plan is an approximate figure and is not intended to be used as a basis for any legal proceedings. The floor area shown on this plan is an approximate figure and is not intended to be used as a basis for any legal proceedings.

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.

