



Falmouth

A linked semi-detached home
Popular residential cul-de-sac location
Requiring modernisation throughout
Sitting room, dining room, sun room
Oak fitted kitchen
Three good sized bedrooms
Gas central heating, UPVC double glazing
Generous southerly facing rear gardens
Garage and driveway parking
To be sold with 'no onward chain'



Guide £290,000 Freehold

ENERGY EFFICIENCY RATING – BAND C

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

01326 311400
www.kimberleys.co.uk

REF: SK6940



A well proportioned linked semi-detached home set on a generous plot within this popular residential close on the outskirts of Falmouth, close to the Boslowick parade of shops and Swanpool Beach and Nature Reserve.

In need of modernisation throughout, this property gives a potential buyer an ideal opportunity to put their own mark on it and create a home to their own individual needs and taste.

The accommodation in brief comprises; a sitting room, dining room, fitted kitchen and sun room downstairs whilst to the first floor there are three bedrooms and a bathroom/wc combined. Outside, the front gardens are open plan with driveway parking located in front of the garage, whilst to the rear there are very generous southerly facing gardens. The property enjoys a lovely open outlook from the rear, across the valley to countryside beyond.

Penarrow Close is a popular no-through road in a favoured position with many local amenities close by including the local Co-operative convenience store, the parade of shops opposite and the petrol station/general store and the bottom of Penmere Hill. The railway station at Penmere connects Falmouth to the cathedral city of Truro which in turn connects to mainline London Paddington. A regular local bus service can be found along Boslowick Road. There are three primary schools all within walking distance and Swanpool Beach and Nature Reserve is easily accessible along with Falmouth Golf Club and the new 'Above the Bay' restaurant.

As the owners' sole agents, we highly recommend an early appointment to view.

Why not call for your personal viewing today?

THE ACCOMMODATION COMPRISES:

Approached through the front garden, the driveway leads to a path and onto the storm porch where an obscure double glazed door provides access to:

ENTRANCE HALL

Obscure glazed double doors leading to sitting room, radiator, coat hooks, stairs rising to first floor landing.

SITTING ROOM 4.17m (13'8") x 3.76m (12'4") maximum measurements.

Double glazed picture window and further obscure double glazed window to the front with letterbox, cupboard housing electric and gas meters under, fireplace with slate hearth and a gas fire (not tested) with wooden surround, radiator, TV aerial point, built-in cupboard providing under stairs storage, sliding glazed double doors leading to:



DINING ROOM 3.17m (10'5") x 1.57m (5'2") Double glazed window to the rear with lovely views over the garden and across to the valley and countryside beyond, radiator, sliding door to kitchen.



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.



KITCHEN 3.17m (10'5") x 2.18m (7'2")

Double glazed window to the side aspect, single glazed door and adjacent internal window leading to sun room. The kitchen is fitted with a selection of matching base and wall mounted units, roll edge work surfaces to three sides with tiled splash backs, inset 1 1/2 bowl single drainer sink unit with mixer tap, space for cooker with concealed extractor over, space and plumbing for washing machine, space for refrigerator.



BEDROOM TWO 2.84m (9'4") x 2.79m (9'2")

Double glazed window to the rear with far reaching views over the garden and across the valley to open countryside, radiator, built-in cupboard housing combination boiler and slatted shelving.



SUN ROOM 2.82m (9'3") x 2.13m (7'0")

Dual aspect with double glazed window to the side and rear overlooking the garden, glazed door to rear leading out onto the courtyard area.



BEDROOM THREE 2.03m (6'8") x 3.17m (10'5") maximum measurements including cupboard.

Double glazed window to the front, radiator, built-in over stairs cupboard with hanging rail.



FIRST FLOOR LANDING

Gallery style with stairs rising from the entrance hall, double glazed window to the side aspect, doors leading to bedrooms and bathroom, radiator, hatch to loft space.

BEDROOM ONE 4.09m (13'5") x 2.69m (8'10") to wardrobe front.

Double glazed window to the front, built-in double wardrobe providing hanging and shelving, radiator.

BATHROOM

Obscure double glazed window to the rear. A pink suite to comprise; panelled enclosed bath with mixer tap and integrated shower over, wash hand basin and low-level flush wc, part tiled walls, part wood panelling, radiator, shaver socket.



OUTSIDE

To the front is a gently sloping garden laid mainly to lawn with hedging and shrubs. A driveway laid to hardstanding provides off road parking and in turn leads to the garage and a further area of hardstanding adjacent to the house. To the rear, the garden is very generous and southerly facing which has a small courtyard area just off the sun room and a glazed door leading to the garage. A pathway from here leads past the sun room to the remainder of the garden which is laid mainly to lawn with well stocked flowerbeds and borders full of mature plants and shrubs. Two raised areas are laid to shingle with a paved area adjacent to the house, a lovely sunny patio area. There is a further area at the base of the garden which is well planted and has a compost area. Walling and fencing to boundary, outside water tap. The garden enjoys a lovely outlook over the valley to the countryside beyond.



GARAGE 5.28m (17'4") x 2.41m (7'11")

With metal up and over door, light and power, personal door to rear garden.

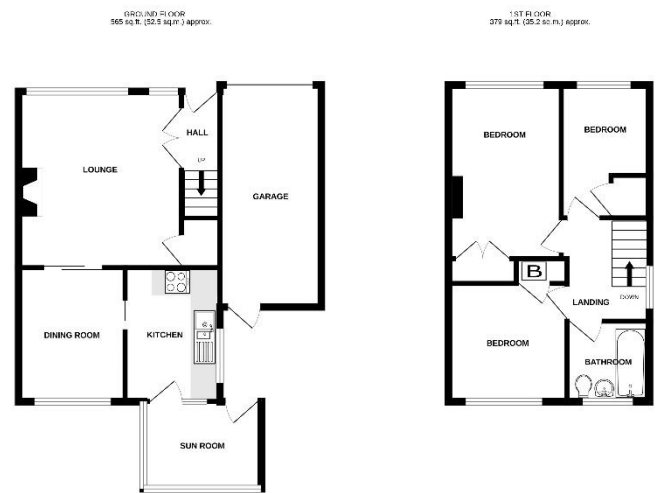
PARKING Driveway parking in front of the garage.

SERVICES All mains services are connected.

COUNCIL TAX Band C.

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.



TOTAL FLOOR AREA: 944 sq ft (87.7 sq m) approx.
© Kimberley Estate Agents. All rights reserved. This is a general guide only and does 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.

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.

