



Penryn

A middle terraced town cottage
Set in Penryn's conservation area
Two minutes' walk to the centre of town
Available as a 'chain free' purchase
Plenty of potential to personalise
Ideal for first time buyers
Sitting room with fireplace and open beams
Fitted kitchen with oven, hob and washing machine
One double bedroom, bathroom/wc
Enclosed courtyard with two brick outbuildings



£175,000 Freehold

**ENERGY EFFICIENCY RATING
BAND E**

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

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www.kimberleys.co.uk

REF: SK6943



This attractive, single fronted, one bedroom granite fronted cottage is set in a popular location at West Street on the one-way system and is just two minutes walk into the town centre with all the amenities this ancient harbour town has to offer.

Penryn is an historic and ancient market town with an active community and provides a variety of shops, restaurants, galleries, doctors surgery and several public houses. The development is well placed for easy access to Penryn town centre and the train station that links Falmouth to the city of Truro and mainline to London Paddington. Asda supermarket and Falmouth University (Tremough Campus) as well as the local schools are all easily accessible.

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

THE ACCOMMODATION COMPRISES Painted front door with glazed fan lights over leading to:

SITTING ROOM 4.06m (13'4") x 2.87m (9'5")

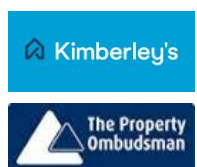
Having recessed sash window and window seat overlooking the front aspect, a focal point open fireplace, spotlights, open beamed ceiling, gas fire point, electric meters, doorway to:



FITTED KITCHEN 2.84m (9'4") x 2.44m (8'0")

Fitted with a range of matching base units in white, roll top work surfaces and ceramic tiling over, single drainer stainless steel sink unit and chrome mixer tap, four-ring gas hob and electric fan assisted oven under, washing machine, strip light, ceramic tiled flooring, recessed casement window overlooking the rear courtyard, fitted wall shelving, painted and glazed door to outside, solid wood open tread staircase to the first floor landing.

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.





DOUBLE BEDROOM 4.06m (13'4") x 3.05m (10'0") plus recess.

Having a low recessed sash window and window seat overlooking the front aspect, part canopied ceiling.

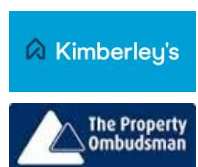


BATHROOM 2.84m (9'4") x 1.68m (5'6")

With a white suite comprising; panelled bath with chrome hot and cold taps, electric shower and tiled surround, folding shower screen, pedestal hand wash basin, chrome hot and cold taps, low flush wc, recessed frosted glazed window overlooking the rear, fitted mirror.



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OUTSIDE

At the rear of the property there is a concrete courtyard which enjoys a sunny aspect. On the rear boundary there are a couple of brick built outhouses in need of some attention. These would be ideal for storing bikes and surfboards etc.



COUNCIL TAX Band A.

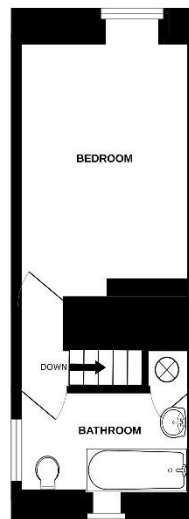
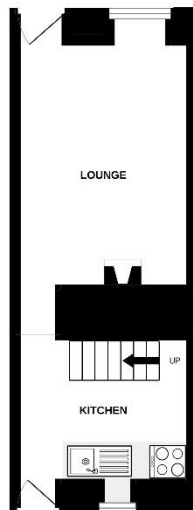
SERVICES Mains drainage, water, electricity and gas.

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
219 sq.ft. (20.3 sq.m.) approx.

1ST FLOOR
217 sq.ft. (20.2 sq.m.) approx.



TOTAL FLOOR AREA - 436 SQ.FT. (40.4 SQ.M.) APPROX.

NOTE: This is a general floor plan and is not intended to be a contract. It is for illustrative purposes 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.

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