



Falmouth

- An end of terrace house
- Popular residential cul-de-sac location
- Requiring modernisation throughout
- Sitting room and kitchen/breakfast room
- Three bedrooms, bathroom/wc combined
- Useful garden room
- Garage and driveway parking
- Fully enclosed front and rear gardens
- Gas central heating and UPVC double glazing
- To be sold with 'no onward chain'



Guide £265,000

**ENERGY EFFICIENCY RATING
BAND D**

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REF: SK6945



A good sized end of terrace house set within this popular residential close on the outskirts of Falmouth, close to the Boslowick parade of shops, 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; sitting room and kitchen/breakfast room downstairs whilst to the first floor there are three bedrooms and a bathroom. Outside, the gardens are fully enclosed to the front and rear with the rear gardens having a useful garden room. There is a generous detached garage and driveway parking in front of the garage. The property enjoys a lovely open outlook from the front, across the valley to the open 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/convenience store at 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 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 vendors sole agents, we highly recommend an early appointment to view.

Why not call for your appointment to view today?

THE ACCOMMODATION COMPRISES:

From the lane, a gated access through the front garden with a pathway leading to a double glazed front door providing access to:

ENTRANCE PORCH

Double glazed to three sides, cupboard housing electric and gas meter and consumer units, part obscure glazed door to:

SITTING/DINING ROOM 4.60m (15'1") x 4.44m (14'7") maximum measurements including stairwell.

A dual aspect room with double glazed window to the side and sliding double glazed patio doors to the front leading out onto the garden with lovely open views across to the countryside beyond, radiator, dado rail, TV aerial point, telephone point, door leading to kitchen/breakfast room, stairs rising to first floor landing.



KITCHEN/BREAKFAST ROOM 4.44m (14'7") x 3.00m (9'10")

Two double glazed windows to the rear overlooking the garden, obscure double glazed door to the rear leading out onto the garden. The fitted kitchen has a selection of matching base and wall mounted units, roll edge work surfaces to three sides with splash back tiling, inset single drainer stainless steel sink unit, space for cooker, space and plumbing for washing machine, space for refrigerator/freezer, radiator, door to under stairs cupboard with storage.



FROM SITTING/DINING ROOM, STAIRS RISING TO:

FIRST FLOOR LANDING

A gallery style landing with double glazed window to the side, radiator, loft hatch, doors leading to bedrooms and bathroom, over stairs built-in cupboard housing Vaillant combination boiler.

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.





BEDROOM ONE 4.78m (15'8") x 2.59m (8'6") maximum measurements.

Double glazed window to the front with superb far reaching views across open countryside, allotments and fields, radiator, wooden floor boards.



BEDROOM TWO 2.79m (9'2") x 2.54m (8'4") Double glazed window to the rear, radiator, wooden floor boards.



BEDROOM THREE 2.26m (7'5") x 1.80m (5'11")

Double glazed window to the front with superb open farreaching views across countryside, radiator, wooden floor boards.



BATHROOM

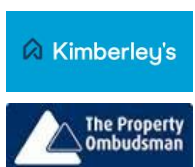
Obscure double glazed window to the rear aspect, matching suite in white to comprise; panelled enclosed bath with mixer tap and telephone style shower attachment over, pedestal wash hand basin and low-level flush wc, part aqua boarded walls, towel rail radiator.



OUTSIDE

To the front is a small garden which is fully enclosed and comprises an area laid to lawn, an area laid to paving with lovely views across the open countryside. A pathway laid to hardstanding leads to the front door and gated side access leads to the rear garden. The rear garden is fully enclosed and laid to hardstanding immediately adjacent to the property with further areas laid to lawn, hardstanding and paving, raised seated area, steps and a pathway lead up to the rear of the garden and the garage with gated access leading out onto the driveway. A double glazed door leads to the garden room, brick walling to boundary.

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GARDEN ROOM 3.63m (11'11") x 1.68m (5'6")

A useful room situated under the garage, double glazed window to the front and double glazed door providing access, wall mounted electric consumer unit.



GARAGE 6.93m (22'9") x 3.76m (12'4")

An oversized single garage with a metal up and over door, light and power, double glazed window to the rear.



PARKING

There is off road parking provided by a driveway laid to hardstanding 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.

VIEW FROM THE FRONT ASPECT



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