



Falmouth

An end of terrace modern home
Three bedrooms (principal en-suite)
Family bathroom & downstairs cloakroom
Sitting room and kitchen/dining room
Fully enclosed rear garden
Garage and parking space
Beautifully presented throughout
Gas central heating & full double glazing
Remainder of 10 year NHBC warranty
Popular development close to schools and amenities



Guide £360,000 Freehold

**ENERGY EFFICIENCY RATING
BAND B**

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

01326 311400
www.kimberleys.co.uk

REF: SK6947



A superb end of terrace modern home built in 2019 by Taylor Wimpey and situated on this highly regarded development in a cul-de-sac location with no-through traffic and close to a leafy lane popular with dog walkers and close to Budock Church.

The property has been well looked after by the current owners and is presented to a very high standard throughout. The accommodation is well proportioned, contemporary and in brief comprises; three bedrooms with principal en-suite and a family bathroom upstairs whilst downstairs is a sitting room, kitchen/dining room and cloakroom. To the rear is a fully enclosed garden. Separate to the house in an adjacent coach house block is a garage with a parking space in front. The property benefits from the remainder of its ten year NHBC warranty.

This popular development is located on the outskirts of Falmouth in a very convenience location. Two primary schools (St Francis and St Mary's) are close by as are lovely countryside walks favoured by dog walkers and families alike. Swanpool Beach and Nature Reserve are approximately 1 1/2 miles away as is Falmouth's town centre and sea front with its myriad of shops, restaurants, public houses and cafes. Falmouth Golf Club is easily accessible and a regular bus service operates on the road nearby.

As the vendors sole agents, we highly recommend an early viewing to fully appreciate the accommodation on offer.

Why not call for your appointment to view today?

THE ACCOMMODATION COMPRISES:

Approached via a pathway to the front which leads to a covered porch, part opaque glazed composite door leads to:

ENTRANCE HALL

Door leading to sitting room, stairs rising to first floor landing, built-in cupboard with shelved shoe storage and electric consumer unit, radiator, telephone point, feature tile effect flooring.

SITTING ROOM 4.32m (14'2") x 3.68m (12'1") maximum measurements.

Double glazed window to the front, TV aerial point, telephone point, radiator, door leading to kitchen/dining room, wood laminate flooring.

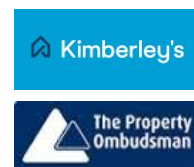


KITCHEN/DINING ROOM 4.72m (15'6") x 2.84m (9'4") extending to 3.91m (12'10")

Double glazed window and double glazed patio doors to the rear leading out onto the garden. A modern fitted kitchen with a selection of matching base and wall mounted units, work surfaces to three sides with upstand, inset single drainer stainless steel 1 1/2 bowl sink unit with mixer tap, inset four-ring gas hob with stainless steel splash back and concealed extractor over, integrated eye-level double oven, integrated refrigerator/freezer, integrated dishwasher and integrated washing machine, space for dining table, radiator, a continuation of the wood laminate flooring, built-in under stairs cupboard providing good sized storage, door leading to cloakroom.



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.



CLOAKROOM

A matching suite to comprise; pedestal wash hand basin with splash back tiling and mixer tap and low-level flush wc, radiator, continuation of the wood laminate flooring.



BEDROOM TWO 3.25m (10'8") x 2.62m (8'7")

Double glazed window to the rear overlooking the garden, TV aerial point, telephone point, radiator.

FIRST FLOOR LANDING

Turning staircase rising from the entrance hall, radiator, loft hatch, doors to bedrooms and bathroom.

BEDROOM ONE 3.40m (11'2") x 2.95m (9'8") extending to 3.68m (12'1") into recess.

Double glazed window to the front with open outlook over the close, large alcove providing space for wardrobe, TV aerial point, telephone point, radiator, door to en-suite.



BEDROOM THREE 3.28m (10'9") x 2.01m (6'7") excluding recess.

Double glazed window to the rear overlooking the garden, recess providing space for wardrobe, radiator.



EN-SUITE SHOWER ROOM 1.75m (5'9") x 1.65m (5'5")

Opaque double glazed window to the front. A modern suite in white to comprise; shower cubicle with wall mounted electric shower, pedestal wash hand basin and low-level flush wc, part tiled walls, tiled floor, towel rail radiator, inset lighting and ceiling mounted extractor.

BATHROOM

A modern suite in white to comprise panelled enclosed bath, pedestal wash hand basin and low-level flush wc, part tiled walls, towel rail radiator, tiled floor, wall mounted mirror fronted vanity cabinet, inset lighting, ceiling mounted extractor.



OUTSIDE

To the front is an open plan garden laid to shingle with a pathway leading to the front door and to gated side access.

The rear garden is enclosed and is laid to a generous paved area immediately adjacent to the property, an ideal spot to dine alfresco or relax, outside water tap, electric points. From here, shallow steps lead up to a lawned area. The garden is enclosed by timber fencing with gated side access.



GARAGE 5.44m (17'10") x 2.59m (8'6")

Located in a coach house block adjacent to the property with metal up and over door, light and power. There is a parking space in front of the garage. The garage is leasehold with the remainder of a 999 year lease that commenced in 2019.



MAINTENANCE CHARGE

There is an annual charge towards the maintenance of the estate and currently approximately £155.34 per annum which includes grass cutting, road maintenance, lighting and tree maintenance.

COUNCIL TAX Band C.

SERVICES All mains services are connected.

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.

