



Falmouth

A great sized semi-detached home
Three bedrooms
Two reception rooms
Bathroom & separate wc upstairs plus wc downstairs
Spacious and flexible accommodation
Good sized gardens with a brick shed/workshop
Cul-de-sac location
Convenient for local amenities, schools and Falmouth town centre
Gas central heating and double glazing
Ideal as a first home, next home or as an investment



Guide £260,000 Freehold

**ENERGY EFFICIENCY RATING
BAND D**

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REF: SK6948



A spacious semi-detached home set at the top of a cul-de-sac in this residential location, conveniently situated for all the local amenities that Falmouth has to offer.

The accommodation is well proportioned throughout, offers flexibility and comprises; three bedrooms, bathroom and wc upstairs whilst downstairs is a sitting room, modern kitchen, dining room and cloakroom. Outside, the gardens wrap around the property with a small lawned area to the front with fruit trees whilst to the rear is a patio area, lawned area and a useful brick built shed/workshop and further store.

The property is located close to the Dracaena Centre and Playing Fields where you can enjoy an outdoor gym and the excellent community centre. Across the fields is Dracaena Avenue where there are Sainsburys and Lidl Supermarkets and Falmouth Marina and the Upper Deck Restaurant and Bar. A bus services runs nearby that connects Falmouth to Penryn and Truro. Falmouth's High Street and waterfront is approximately 1/2 mile away and the local schools are close by.

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:

Gated access leads through the front garden to a covered porch with part opaque double glazed front door leading to:

ENTRANCE HALL

Door leading to sitting room and doorway through to kitchen, stairs to first floor landing, radiator, telephone point, tiled flooring.

SITTING ROOM 4.67m (15'4") x 3.51m (11'6") maximum measurements.

Double glazed window to the front, feature wood burning stove on stone hearth, TV aerial point, radiator, picture rail.



KITCHEN 3.20m (10'6") x 3.10m (10'2") maximum measurements.

Double glazed window to the side, double glazed window to the rear porch, door to dining room. Fitted with a range of matching base and wall mounted units in white, wooden work surfaces to four sides and splash back tiling, inset double drainer stainless steel sink unit with mixer tap, inset four-ring gas hob with oven under and stainless steel extractor over, space and plumbing for dishwasher, washing machine and tumble dryer, space for refrigerator and freezer, wall mounted combination boiler, a continuation of tiled flooring.



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.



DINING ROOM 3.25m (10'8") x 2.74m (9'0") maximum measurements and of an irregular shape.

Currently used as a bedroom, double glazed window to the rear overlooking the gardens, radiator, picture rail.



BEDROOM TWO 3.89m (12'9") x 2.77m (9'1")

Double glazed window to the rear overlooking the garden with rooftop views over Old Hill, radiator.

REAR PORCH

Double glazed opaque door to garden, doorway through to wc.

WC

Obscure double glazed window to the side, high-level flush wc.



BEDROOM THREE 2.62m (8'7") x 2.51m (8'3")

Double glazed window to the front, radiator.

FIRST FLOOR LANDING

Turning staircase from entrance hall, double glazed window to the side aspect with open outlook over cul-de-sac, doors leading to bedrooms, bathroom and wc.



BEDROOM ONE 3.89m (12'9") x 3.53m (11'7") maximum measurements.

Double glazed window to the front, radiator.

WC

Double glazed window to the rear, high-level flush wc.



BATHROOM 2.26m (7'5") x 1.70m (5'7")

Opaque double glazed window to the rear. A white suite to comprise; bath with integrated shower over, shower screen and pedestal wash hand basin, part tiled walls, radiator, built-in storage cupboard, hatch to roof void.



OUTSIDE

Being semi-detached, the gardens wrap around the property with gated access from the front. The front garden is laid to a small lawned area with fruit trees, wire fencing and hedging to boundary. A pathway leads from the gate to the front and alongside the property to the rear garden. The rear garden is laid to a raised patio area laid to hardstanding immediately adjacent to the property. The remainder of the garden is laid to lawn with raised flowerbeds and some borders. A pathway runs from the back door alongside the property and returning to the front. There is hedging and wide fencing to the boundary. Wooden doors to outside store and to shed/workshop.

SHED/WORKSHOP 2.39m (7'10") x 1.70m (5'7") excluding entrance.

Attached to the property being brick built with a window to the side, light and power.

SERVICES All mains services are connected.

COUNCIL TAX Band B.

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
520 sq ft. (48.0 sq.m.) approx.

1ST FLOOR
430 sq ft. (39.9 sq.m.) approx.



TOTAL FLOOR AREA: 950 sq ft. (88.2 sq.m.) approx.
NOTE: Every effort has been made to provide an accurate floor plan. However, the floor plan is not intended to be a contract. It is a guide only and should not be relied upon. The floor plan is subject to change without notice. The floor plan is not intended to be a contract. It is a guide only and should not be relied upon. The floor plan is subject to change without notice.

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