



Falmouth

A delightful semi-detached family home
Very well presented throughout
UPVC double glazed windows and doors
Gas fired central heating by radiators
Generous dual aspect lounge/dining room
Second reception room/bedroom three
Extended and refitted kitchen/breakfast room
Two good sized bedrooms
Driveway parking for two vehicles
Superb long gardens



Guide £270,000 Freehold

**ENERGY EFFICIENCY RATING
BAND D**

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

01326 311400
www.kimberleys.co.uk

REF: SK6955



We are delighted to offer as our client's sole agents, this delightful, well presented two/three bedroom semi-detached family home which is set in a popular residential location within walking distance of local amenities, schooling and a longer stroll into Falmouth's bustling town centre.

The property has been an excellent first home for our clients since purchasing through our office back in 2017. During that time they have maintained the property really well, both internally and externally and even extended and refitted the kitchen.

The house is packed with many features to impress potential new owners including gas fired central heating by radiators, UPVC double glazed windows and doors, an extended and refitted kitchen in high gloss white with appliances, a focal point gas fire in the lounge and hard wearing wood finish flooring to the ground floor.

The spacious accommodation includes on the ground floor, a reception hall, lounge/dining room, second reception room/bedroom three and a fitted kitchen/breakfast room with quality built-in appliances. On the first floor there are two generous double bedrooms and a refitted, well appointed bathroom in white. Outside the property, to the front, there is a gently sloping driveway with parking for two family sized vehicles side-by-side and raised flowerbeds. At the rear there are the most delightful secluded and secure gardens with timber decking, lawns, a terracotta tiled patio, a timber garden shed and a summerhouse at the far end.

The house is within easy reach of a local convenience store and sub post office, fish and chip shop, barbers and Falmouth's Primary Academy. Our vibrant town centre provides a varied and diverse range of commercial and leisure facilities including independent shops, chain stores, restaurants, bars, cafes, a multi-screen cinema complex, Falmouth Polytechnic Theatre in Church Street and at the far end of town, the Events Square which is home to the Maritime Museum. The town is well served with a variety of educational facilities at primary, secondary, college and university level. A branch line railway runs between Falmouth, passing through Penryn and onto the cathedral city of Truro.

We are fortunate as a town to have Castle Beach, Gyllyngvase Beach and Swanpool which together with Falmouth's delightful level walk along the sea front to the castle continues to prove very popular for locals and visitors alike. For those interested in water based activities there are various sailing clubs, diving schools and activity centres close by.

As our client's sole agents, we thoroughly recommend an immediate viewing to secure this fine property.

Why not book a personal viewing today?

THE ACCOMMODATION COMPRISES:

UPVC DOUBLE GLAZED FRONT DOOR TO:

RECEPTION HALL

With radiator, coat hooks, under stairs storage cupboard, staircase to first floor, hard wearing wood finish flooring, new fitted carpet to the staircase that leads to the first floor, access to both reception rooms.



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/BEDROOM THREE 3.25m (10'8") x 3.17m (10'5")

Having a UPVC double glazed window enjoying a pleasant outlook over the gardens, radiator, textured ceiling, hard wearing wood finish flooring, six-panelled internal door.



LOUNGE/DINING ROOM 3.25m (10'8") x 3.20m (10'6") plus 2.46m (8'1") x 1.96m (6'5") - 5.21m (17'1") in length.

A bright triple aspect reception room which enjoys plenty of light through double glazed windows overlooking the front aspect, double glazed French doors leading to the decking and garden and second window to the return side, coved ceiling, radiator, focal point inset gas coal effect fire with solid timber mantle over, TV aerial point, fitted wooden book shelving, two central ceiling drop lights, hard wearing wood finish flooring, six-panelled pine sliding door from the reception hall, twin louvre doors to:



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.



FITTED KITCHEN 3.10m (10'2") x 2.84m (9'4")

The kitchen has been extended by our clients and now features a bright sunny aspect with broad UPVC double glazed doors giving access to the patio and looking straight down the garden. This stylish kitchen is equipped with a full range of matching wall and base units in high gloss white, black steel handles, solid oak block wrap around work surfaces and metro tiling in teal, inset porcelain single drainer sink unit with contemporary chrome swan neck easy-on mixer tap over, central matching island unit again with solid oak block work surface and incorporated breakfast bar, inset Beko electric ceramic hob, a range of quality appliances including a stainless steel single fan assisted oven and microwave over, concealed dishwasher, refrigerator and freezer, plumbing and space for washing machine, radiator, continued hard wearing wood finish flooring, inset ceiling spotlights, double radiator.



STAIRCASE FROM HALL TO FIRST FLOOR LANDING

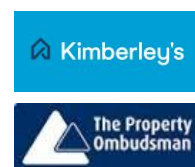
Access to insulated loft space with lighting and part boarding for easy storage, double glazed window on the half landing, newly fitted stair carpet.

BEDROOM ONE 4.22m (13'10") x 3.20m (10'6")

A good sized main bedroom with double glazed windows enjoying pleasant views across the garden to countryside at the rear, coved ceiling, six-panelled pine internal door, radiator, deep storage cupboard housing a Worcester gas central heating boiler (combi), solid stained pine 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.



BEDROOM TWO

Enjoying a light dual aspect with double glazed windows overlooking the rear garden and side, radiator, six-panelled pine internal door.



BATHROOM 2.18m (7'2") x 1.90m (6'3")

Luxuriously appointed with a white suite comprising; panelled bath with contemporary chrome waterfall tap, fully tiled surround, Mira mixer shower and fitted shower screen, china wash hand basin with contemporary chrome mixer tap set on a suspended high gloss white vanity unit and fitted mirror over, fully tiled walls, low flush wc, frosted double glazed window, ladder style heated towel rail, vinyl flooring, six-panelled internal door.



OUTSIDE

At the front of the property you will see a gently sloping tarmac driveway with parking for two good sized family vehicles side-by-side. The front garden has a pathway leading to the front door and well stocked rockeries with plants and shrubs. A pathway leads alongside the house taking you to the back of the house. The rear gardens are one of the main features of this property starting with a full width raised decked patio which attracts plenty of sunshine throughout the day to the evening making this the perfect place to relax and entertain your family and friends. Timber steps lead down to a couple of gravelled areas and a terracotta chequerboard style patio which sits in front of the stained wood timber garden shed. The gravelled pathway leads to long gently sloping lawns having well stocked flower borders to both the left and right hand side giving plenty of colour in the spring and the summer plus a wide selection of mature trees including Pittosporum and Eucalyptus that give plenty of dapple shade on those sunny days. The garden is well fenced on all sides and at the far end sits a painted timber summerhouse which looks back up the garden towards the house. It is worth mentioning that the garden is a delightful, secure area for free range children and animals.

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.





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.





SERVICES Mains drainage, water, electricity and gas.

COUNCIL TAX Band B.

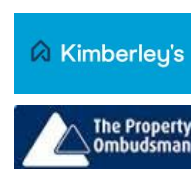
MONEY LAUNDERING

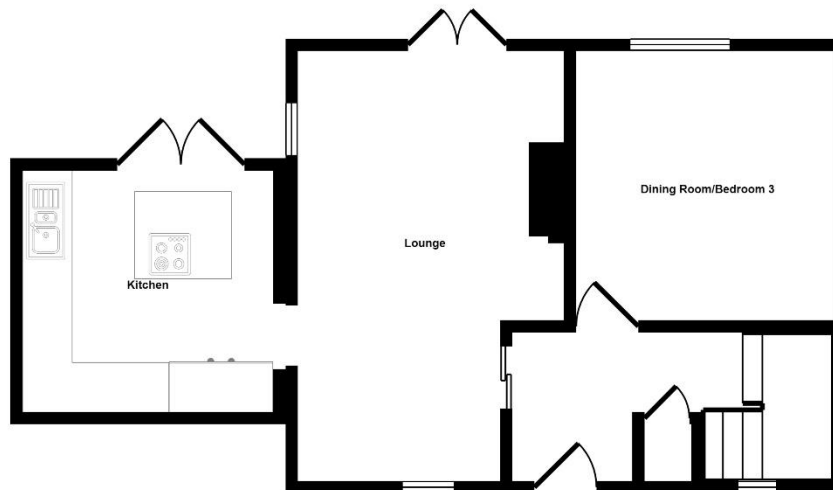
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

**Viewing strictly by appointment:
Kimberley's Independent Estate Agents
29/29a Killigrew Street
Falmouth
TR11 3PN**

**Telephone: 01326 311400
E-mail: info@kimberleys.co.uk
Website: www.kimberleys.co.uk**

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.





Ground Floor
 Approx 44 sq m / 470 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



First Floor
 Approx 34 sq m / 369 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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.

