



## Falmouth

Mid terraced two bedroom home  
Currently used as a three bedroom  
Set in a popular residential location  
Modern kitchen/diner with integrated appliances  
Lounge overlooking the rear garden  
Main family bathroom  
UPVC double glazing, gas central heating  
Enclosed rear garden with gated rear access  
Communal residents parking  
Ideal home or investment



**Guide £260,000**

**ENERGY EFFICIENCY RATING  
BAND C**

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REF: SK6958



As our clients' sole agents, Kimberley's are delighted to offer for sale this well presented two double bedroom mid terrace home (which is currently used as a three bedroom), set in the popular residential location of Swanvale, close to local amenities, primary and secondary schooling, Penmere branch line station connecting Falmouth to Truro, an easy walk to Swanpool beach and a longer stroll into Falmouth's bustling town centre.

Updated and modernised by the current owners, the property benefits from UPVC double glazed windows and entrance doors, gas central heating and fitted kitchen with integrated appliances.

The accommodation includes a porch, entrance hall, fitted kitchen/diner, lounge which has an UPVC door leading to the enclosed rear garden. Stairs rising to the first floor landing, three bedrooms and family bathroom.

**An ideal home of investment, we highly recommend an early viewing to secure this delightful home.**

**Why not call for your own personal viewing today?**

#### **ACCOMMODATION COMPRISES**

Steps leading down to the front door with a pleasing part rendered, and part painted brickwork elevation.

#### **ENTRANCE PORCH**

Grey UPVC composite front door with side full height panelled window, wood effect laminate flooring, central ceiling light, space for shoe and coat storage.

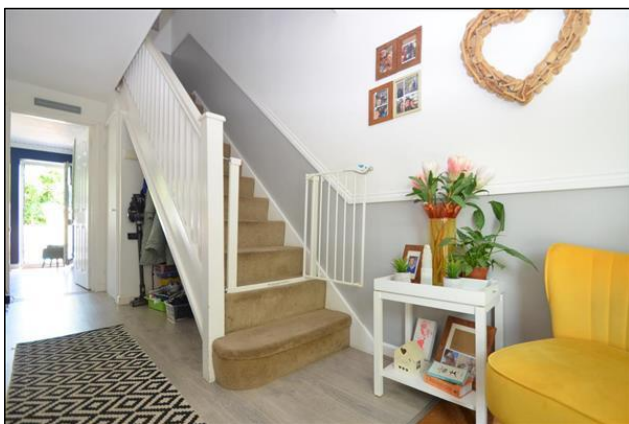
#### **HALLWAY**

Wooden painted door with matching side window, inset coir matting, laminate wood effect flooring, dado rail, a useful under stairs storage cupboard and recess, central ceiling light, radiator, electric consumer box, doors providing access to kitchen/diner and lounge, stairs rising to first floor.

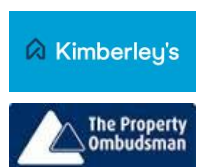


#### **KITCHEN/DINER 2.84m (9'4") x 4.22m (13'10")**

A stylish, modern kitchen/diner with UPVC window overlooking the front aspect with roller blind, fitted with a range of matching wall and base units, further matching larder cupboard housing an eye-level stainless steel integrated electric Indesit oven and tall boy fridge freezer, roll edge work surfaces to three sides, tiled brick effect splashback, stainless steel single drainer sink unit with up and over mixer tap, stainless steel 5 ring gas hob with stainless steel extractor hood over, integrated Indesit dishwasher, space for washing machine, inset spotlights, additional storage cupboard, wood effect laminate flooring, space for a dining table and chairs.



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.



**LOUNGE 3.17m (10'5") x 4.75m (15'7")**

UPVC double glazed door and window overlooking and providing access into the rear garden with woodland views, white panelled internal door, electric fire (not tested) with surround and mantelpiece, wood effect laminate flooring, coved cornicing, radiator, central ceiling light.



**BEDROOM ONE 2.84m (9'4") x 2.29m (7'6") Narrowing to 2.57m (8'5") x 2.08m (6'10")**

A sizeable and spacious master bedroom with UPVC window overlooking the front aspect, white panelled internal door, radiator, central ceiling light.



**FORMERLY A TWO BEDROOM PROPERTY BUT THE CURRENT OWNERS HAVE PARTITIONED TO CREATE A FURTHER INTERCONNECTING BEDROOM.**

**BEDROOM THREE 2.69m (8'10") x 2.08m (6'10")**

UPVC window overlooking the rear aspect, slatted blind, fitted carpet, radiator, central ceiling light and door that provides access into bedroom two.



**STAIRS RISING TO FIRST FLOOR LANDING**

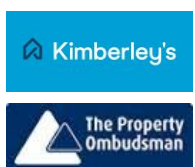
Fitted carpet, storage cupboard with shelving and houses the Logic combination gas boiler, loft hatch, radiator, dado rail, doors to:



**BEDROOM TWO 2.69m (8'10") x 2.51m (8'3")**

UPVC window overlooking the rear aspect, accessed from bedroom three, white panelled internal door, slatted blind, useful storage cupboard with hanging rail and shelving, fitted carpet, radiator, central ceiling light.

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### **MAIN BATHROOM**

UPVC obscure window overlooking the front aspect, fitted with a white suite comprising white panelled bath, power shower over and riser rail, fully tiled surround, glass shower screen, pedestal wash hand basin with chrome hot and cold taps, white wc, wall mounted mirror, vinyl flooring, radiator.



### **OUTSIDE**

A delightful and enclosed low maintenance front garden with gated access, steps down to a patio area and well stocked flowerbeds.

The rear garden is fully enclosed with gate and fencing to boundary with access leading to the rear communal unrestricted, off road parking area. Low maintenance for ease, steps down to a shingled area and further paved patio creating a perfect place to sit out, relax and enjoy the sunshine. Sizeable wooden shed allowing ample storage.



### **PARKING**

The property benefits from use of a communal residents undesignated parking area to the rear, as well as on street parking to the front.



**SERVICES** Mains drainage, water and electricity.

**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.

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