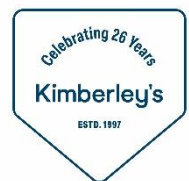




Falmouth

A delightful cottage style detached home
Designed and built by William Corfield (1955)
Set in a quiet cul-de-sac location
Clear Mundic Block Test in 2016 (report available)
UPVC double glazed windows, doors and conservatory
Sitting room with woodburning stove, fitted kitchen/dining room
Three good bedrooms, pure white family bathroom/wc combined
Linked garage and two driveways
Lovely mature gardens, useful cellar areas
Viewing highly recommended!



Guide £450,000 Freehold

**ENERGY EFFICIENCY RATING
BAND D**

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

01326 311400
www.kimberleys.co.uk

REF: SK6972



A great opportunity to own this attractive, cottage style, three bedroom detached home, built and designed by Falmouth architect William Corfield in 1955 and set in a quiet cul-de-sac location within walking distance of the town centre, beaches, local schools and amenities.

This fine home has been well maintained and improved by our client during his ownership with features including gas fired central heating by radiators, cavity wall insulation, 8 new UPVC double glazed windows (March 2023), a woodburning stove with HETAS certificate in the sitting room (2020) and a new conservatory roof (2019).

The well planned accommodation includes a reception hall, cloakroom, sitting room with doors opening onto the conservatory, fitted kitchen/dining room and side porch leading to the garden. The first floor has three good bedrooms and a well appointed family bathroom/wc in white. Outside the property there is a linked garage, two separate driveways and at the rear, delightful, sheltered gardens with patio backing a lightly wooded area. Under the conservatory you will find a garden cellar store and a second large cellar/utility room.

As our client's sole agents, we thoroughly recommend an immediate personal viewing to appreciate and secure this lovely home.

Why not call our office today to book your appointment to view.

THE ACCOMMODATION COMPRISES:

Brick paviour pathway from the drive leads to canopied entrance porch, painted and multi-paned front door leads into:

RECEPTION HALL

Having a radiator, under stairs storage cupboard, inset ceiling spotlights, turning staircase to first floor, UPVC double glazed multi-paned double glazed window overlooking the front aspect, access to principal rooms.

CLOAKROOM

With a white suite comprising low flush wc with enclosed cistern, painted panelling to dado height, frosted double glazed window, corner wash hand basin with chrome mixer tap, four-panelled internal door, engineered wood flooring.

SITTING ROOM 4.93m (16'2") x 4.17m (13'8") of a slightly irregular shape.

A bright triple aspect sitting room having a double glazed window overlooking the front garden, picture window to the side and double opening UPVC double

glazed French doors taking you into the conservatory and providing a vista across the gardens, a focal point stripped pine fireplace having an inset woodburning stove on a dark slate hearth, TV aerial point, coved cornicing, inset spotlight, four panelled internal door.



CONSERVATORY 2.92m (9'7") x 2.18m (7'2")

A bright triple aspect conservatory enjoying a pleasant outlook over the gardens to light woodland having double glazed windows with stained wooden sills and red brickwork below, independent radiator, pitched tripolycarbonate roofing (replaced in 2019).



KITCHEN/DINING ROOM 3.20m (10'6") x 3.10m (10'2")

With a light dual aspect having a picture window overlooking the gardens to light woodland, painted and glazed stable door leading to the side porch.

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.



Equipped with a range of matching wall and base units in dove grey, granite effect work surfaces and ceramic tiling over, inset electric ceramic hob with cooker hood over, single fan assisted oven under, enamel single drainer sink unit with chrome swan neck mixer tap and cutlery drainer, concealed refrigerator, freezer and slimline dishwasher, cupboard housing electric meters and fuse boxes, large storage cupboards, space for dining table and chairs, laminate wood flooring, door to:



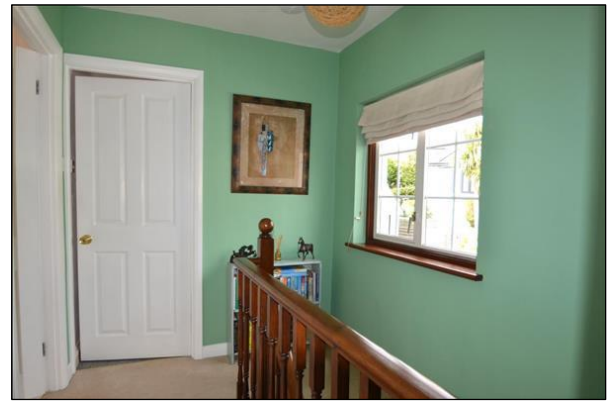
PORCH 1.96m (6'5") x 0.84m (2'9")

Single glazed with stained wood windows and doors to outside.

TURNING STAIRCASE FROM HALLWAY TO:

FIRST FLOOR LANDING

Having a multi-paned double glazed window overlooking the front aspect, linen cupboard, access to insulated loft space.



BEDROOM ONE 4.01m (13'2") x 2.97m (9'9")

A bright dual aspect main bedroom with double glazed picture window overlooking the gardens to the rear and side aspect towards light woodland, double radiator, painted wooden flooring, canopied ceiling, dimmer switch lighting, four panelled internal door.



BEDROOM TWO 3.25m (10'8") x 2.97m (9'9")

Large double glazed picture window overlooking the gardens to light woodland, painted wooden flooring, double radiator, canopied ceiling, double fitted wardrobe cupboard housing hanging space and shelving, dimmer switch lighting, four panelled internal door.



BEDROOM THREE 3.00m (9'10") x 1.90m (6'3")

Again, with double glazed picture window overlooking the side aspect, radiator, fitted carpet, four panelled internal door.

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BATHROOM 2.18m (7'2") x 1.85m (6'1") into recess.

With a brilliant white suite comprising; panelled bath with chrome mixer tap and telephone hand shower, chrome mixer shower, fully tiled surround and glass screening, pedestal wash basin with chrome hot and cold taps, low flush wc, fully tiled walls, radiator, frosted double glazed window, two over sink wall lights, four panelled internal door.



OUTSIDE

LINKED GARAGE 5.00m (16'5") x 2.74m (9'0")

With timber opening doors, window to the rear aspect, lighting and power and approached via a wide red brick paviour driveway with space for a large vehicle. There is a second raised paviour parking space on either side of the front garden large enough to house a 4 x 4 vehicle.

GARDENS

At the front of the house, the brick paviour driveway drops down a couple of steps into a front patio and pathway which sweeps across the front of the property and the raised front garden has painted and rendered walls stocked with a selection of New Zealand Flax plants which are surrounded by gravel for ease of maintenance. Rear garden access is via a gate to the right of the property. At the rear of the house there is a herringbone brick pathway that takes you to a patio that runs the full width of the rear elevations with barbecue area in one corner and steps leading down to gently sloping lawns with feature rockery and fish pool to the left hand side and well stocked flower borders with plants and shrubs on either side. At the bottom of the garden there is an extensive timber decked area with paling fence down by light woodland. Below the conservatory there is a door leading to a cellar/garden store with double glazed window and wooden door leading to:

CELLAR/UTILITY

A large area with reasonable head height and this is good dry storage having plumbing for a washing machine and space for a condensing tumble dryer, wall mounted gas central heating boiler.

SERVICES Mains drainage, water, electricity and gas.

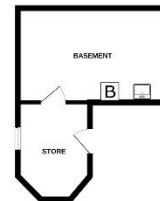
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MONEY LAUNDERING

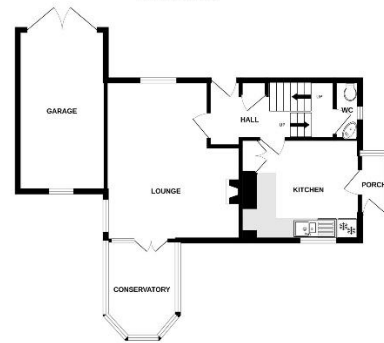
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



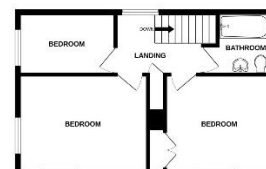
BASEMENT
2.18m x 1.85m (7'2" x 6'1") approx.



GROUND FLOOR
12.11m x 10.51m (39'9" x 34'6") approx.



FIRST FLOOR
11.41m x 10.51m (37'6" x 34'6") approx.



TOTAL FLOOR AREA: 1258 sq. ft. (116.8 sq.m.) approx.
Whilst every effort has been made to ensure the accuracy of the description contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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