



Falmouth

A much improved link semi-detached home
Light and airy lounge/dining room
Three bedrooms with fitted wardrobes
Modern refitted shower room in white
Fitted kitchen, UPVC double glazed conservatory
UPVC double glazing, gas central heating
Fully enclosed rear gardens, workshop and shed
Annexe providing additional living space
Ample parking facilities for several cars
To be sold with 'no onward chain'



Guide £385,000 Freehold

**ENERGY EFFICIENCY RATING
BAND C**

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

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REF: SK6974



A superb link semi-detached home set on a level plot at the top of this popular residential area on the outer fringes of Falmouth. The property offers well presented accommodation throughout and is located within one mile of Falmouth town centre and the seafront.

The accommodation is bright and light and in brief comprises; lounge, dining room, modern kitchen, conservatory and annexe on the ground floor with three bedrooms and fabulous modern fitted bathroom on the first floor. The property sits on a generous plot with open front gardens and a driveway providing off road parking facilities for several cars.

To the rear the gardens are fully enclosed, Westerly facing and benefits from a shed and substantial workshop with an electrical power supply.

The property is situated in a popular and convenient location with many local amenities close by including the local Co-operative, Boslowick parade of shops and the petrol station/general store at the bottom of Penmere Hill. The railway station at Penmere connects Falmouth to the cathedral city of Truro which in turn connects to main line London Paddington. A regular local bus service can be found along Boslowick Road. There are three primary schools all within walking distance and Swanpool Beach and Nature Reserve is easily accessible.

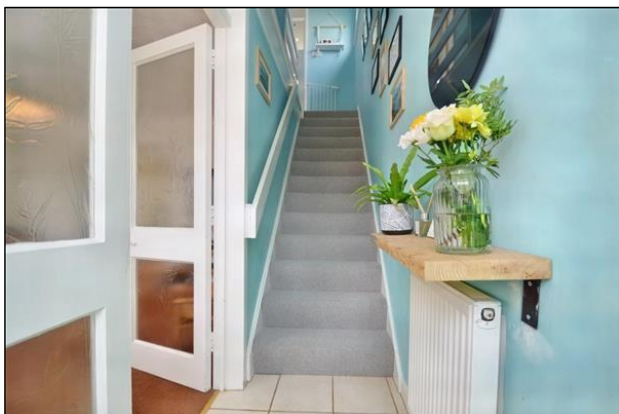
THE ACCOMMODATION COMPRISES

ENTRANCE PORCH 2.06m (6'9") x 1.75m (5'9")

Double glazed windows to side and front under a double glazed roof, double glazed front door provides access, coat hooks, tiled floor, opaque double glazed door leads to:

ENTRANCE HALL

Continuation of tiled flooring, radiator, stairs rising to first floor landing, glazed opaque doors to lounge.



LOUNGE 4.09m (13'5") x 3.81m (12'6") maximum measurements.

Two double glazed windows to the front aspect (picture window with shutters), glazed double opening doors to the hallway, stone hearth, two TV points, radiator, pendant light, cupboard housing consumer unit, under stairs storage cupboard, opening to:



DINING ROOM 3.15m (10'4") x 2.49m (8'2")

Sliding double glazed doors to rear leading to conservatory, radiator, pendant light, further sliding door to:



KITCHEN 3.23m (10'7") x 2.18m (7'2")

Dual aspect with double glazed window to side and further double glazed window to rear looking into conservatory, modern fitted kitchen with a selection of matching base and wall mounted units, roll edge work surfaces to three sides with tiled splashbacks, inset single drainer stainless steel sink unit with mixer tap, space for cooker with extractor over, space for fridge, space and plumbing for washing machine, opaque double glazed door leading to:



CONSERVATORY 4.57m (15'0") x 2.39m (7'10")

Double glazed windows to three sides under a double glazed roof, tiled flooring, double glazed French doors leading out onto garden.



FIRST FLOOR LANDING

Stairs rising from entrance hall, double glazed window to side aspect, hatch providing loft access, doors leading to bedrooms and bathroom.

BEDROOM ONE 4.11m (13'6") x 2.64m (8'8") measured to wardrobe fronts.

Double glazed window to front aspect, built in double wardrobes with sliding doors and hanging rails, TV point, radiator, new fitted carpet.



BEDROOM TWO 2.84m (9'4") x 2.79m (9'2") measured to wardrobe fronts.

Double glazed window to rear overlooking the garden, built in triple fronted wardrobe with mirrored doors providing hanging and shelved storage, radiator, new fitted carpet.



BEDROOM THREE 3.07m (10'1") x 2.03m (6'8") measured to wardrobe fronts.

Double glazed window to front aspect with an open outlook, built in over stair cupboard providing hanging and shelved storage, radiator, TV point, new fitted carpet.



SHOWER ROOM

Opaque double glazed window to rear aspect, modern suite to comprise; large shower cubicle with integrated drench shower with additional handset, oversized wash hand basin with mixer tap and storage drawers under and low level flush wc, towel rail radiator, wall mounted mirror with light and shaver socket, vanity cabinet, wall mounted electric heating, fully tiled walls, inset lighting.

OUTSIDE

FRONT GARDEN

The front garden is open plan and is part shingle and part concrete driveway. This provides ample parking facilities for a number of vehicles.

REAR GARDEN

The garden is laid to an L-shaped paved patio immediately adjacent to the property, with steps leading up to the remainder of the garden which is laid to level lawn and having a shed and workshop, fully enclosed with wood panel fencing to boundary. There is also an outside cold water tap.

WORKSHOP 4.67m (15'4") x 3.45m (11'4")

Window to side and electrical power supply. A multi-functional space that could be utilised as a workshop, gym or craft room.

SHED 3.02m (9'11") x 2.69m (8'10") with light.



ANNEXE 5.74m (18'10") x 2.69m (8'10")

An ideal additional living space that has been converted from the original garage to provide a living/kitchen area with a light wood double base unit with roll top work surface over, round wash basin atop with chrome swan neck mixer tap and space for an under counter refrigerator, vinyl flooring, inset ceiling spotlights, electric panel radiator, French doors to garden. There is an opaque glazed door to the front and a white bi-fold door leading to the shower room.



SHOWER ROOM

A fabulous addition to the annexe, this contemporary suite comprises; a single shower cubicle with white shower tray, waterproof panelling, a black electric mixer shower with black riser and shower head, black framed shower screen, white slimline wash hand basin with black mixer tap set on a wood effect vanity unit, wood panel splash back, electric panel radiator, low level flush wc, opaque black framed UPVC double glazed window to the front.



SERVICES Mains drainage, gas, water and electricity.

COUNCIL TAX Band C.

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.



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. Items of items such as bathroom suites are representations only and may not look like the final items. Made with Mude Strappu 360.

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