



Falmouth

A semi-detached property
Sitting room, kitchen/dining area
Separate good sized lounge
Three double bedrooms, bathroom/wc combined
UPVC double glazing, gas central heating
Detached single garage and off street parking
Mature, enclosed front and rear gardens
Popular and convenient residential location
Mundic classification - C
SUITABLE FOR CASH PURCHASERS ONLY



Guide £345,000 Freehold

**ENERGY EFFICIENCY RATING
BAND D**

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

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www.kimberleys.co.uk

REF: SK6988



Kimberley's are delighted to bring to the market this well appointed semi-detached property set within a convenient location within walking distance of Falmouth town and local beaches.

The property is offered for sale with 'no onward chain' and has a class C Mundic test making this property suitable for cash purchasers only.

Having a great deal of character and charm the property boasts original picture rails, high skirting boards and painted wood panelled doors. The spacious accommodation comprises; entrance porch, sitting room, separate lounge, kitchen/dining room, bathroom and a double bedroom on the ground floor. To the first floor there are two further double bedrooms and a wc. Outside the property there is a single detached garage, mature front and rear gardens and off road parking facilities.

This lovely property is set in a popular location and is convenient for the town centre with its eclectic range of shops, restaurants and cafes, the beaches at Castle, Gyllyngvase and Swanpool plus highly regarded primary and junior schools close by.

We highly recommend an early appointment to view, call for your appointment today!

THE ACCOMMODATION COMPRISES:

Concrete steps with handrails either side leading to UPVC glazed door with glazed side panel and borrowed light panels above leading to:

ENTRANCE PORCH

Original tiled floor, double glazed door leading to:

ENTRANCE HALLWAY

Carpeted staircase to first floor landing with handrail, panelled doors leading to lounge, kitchen/dining room, downstairs bathroom, bedroom and UPVC double glazed door to the rear, radiator, carpet.

SITTING ROOM 3.51m (11'6") x 3.81m (12'6") plus bay window.

UPVC double glazed bay window with Venetian blinds to the front elevation, radiator, high skirting boards, dado rail, wood panelled door.

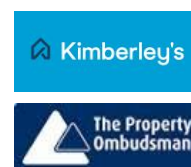


LOUNGE 3.43m (11'3") x 3.33m (10'11") plus window recess.

Accessed via a panelled door, large UPVC double glazed window set into recess with light panels and vented windows over and vertical blinds, picture rail, high skirting boards, feature fireplace with inset fire (not tested) and a stone hearth and surround, shelving in recesses either side of the chimney breast, single spotlights to walls, carpet, twin sliding doors with pelmet over leading 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.



**KITCHEN/DINING ROOM 4.90m (16'1") x 3.15m (10'4")
DINING AREA**

With single spotlights to wall, radiator and carpet.

KITCHEN AREA

Fitted with a range of matching wall and base units and larder cupboard in cream melamine edged in wood with roll top work surfaces over and ceramic tiling above, inset 1 1/2 bowl sink unit with mixer tap, space for under counter refrigerator, freezer and washing machine, inset Neff electric hob, part sloping ceiling having a Velux window with Venetian blinds providing natural light, shelving, ample plug sockets, obscure glazed UPVC door to the rear with small UPVC double glazed window alongside, vinyl flooring.



BEDROOM ONE

UPVC double glazed window overlooking the enclosed north west facing garden, single wall spotlights, picture rails, original wooden panelled door, carpet, radiator, white sink with chrome mixer tap with tiled splash back and set on a white vanity unit, shelf and vanity mirror above, under stairs storage cupboard, carpet.



BATHROOM 1.90m (6'3") x 1.85m (6'1")

Fitted with a white suite comprising; handled and panelled bath with chrome mixer shower over and fully tiled surround, curtain pole and curtain, pedestal wash hand basin with separate hot and cold taps, low level flush wc, obscure UPVC double glazed window to the rear, chrome towel rail, Worcester gas central heating boiler, extractor fan, wooden pocket sliding space saver door, under stairs storage cupboard, carpet.



CARPETED STAIRCASE RISING TO:

FIRST FLOOR LANDING

With handrail, wall light, picture rail and louvre door leading to:

CLOAKROOM With low-level flush wc and wash hand basin.

BEDROOM TWO 3.68m (12'1") x 3.45m (11'4") plus dormer bay window.

With UPVC double glazed dormer bay window overlooking the east facing garden, original wood panelled door, picture rails, enclosed storage cupboard, wall lights, recess into chimney breast with hanging rail, good-sized airing cupboard, radiator, carpet.



BEDROOM THREE 3.66m (12'0") x 3.28m (10'9")

UPVC double glazed window, sink with hot and cold taps, enclosed cupboard, picture rail, part sloping ceiling, wall light, carpet.



SERVICES All mains services are connected.

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.

OUTSIDE

There is a storage area located under the property.

DETACHED SINGLE GARAGE

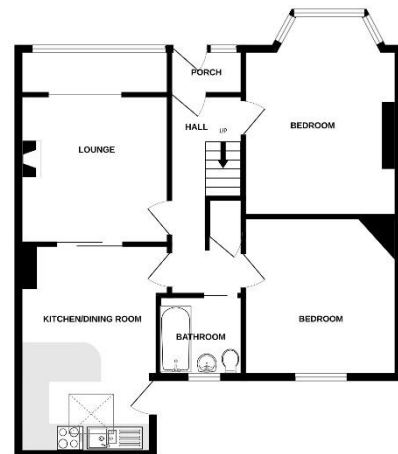
Accessed via wood double opening doors.



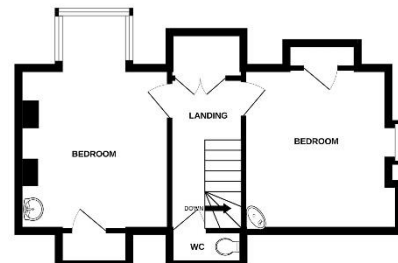
GARDENS

To the front of the property there is ample parking and turning facilities for several cars and an area laid to lawn bordered by mature shrubs and trees. To the rear there is a concrete hardstanding with circular concrete steps to the kitchen door and a lovely lawned area again bordered by mature shrubs and trees.

GROUND FLOOR
744 sq.ft. (69.1 sq.m.) approx.



1ST FLOOR
404 sq.ft. (37.5 sq.m.) approx.



TOTAL FLOOR AREA: 1148 sq.ft. (106.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the Floorplan 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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