



## Falmouth

A lovely semi-detached house  
Popular residential location  
Living room, dining room, conservatory/utility  
Galley style fitted kitchen  
Three good sized bedrooms  
Bathroom and separate shower room/wc  
Well tended front and rear gardens  
UPVC double glazing, gas central heating  
Close to town, schools and Swanpool Beach  
Viewing highly recommended



**Guide £330,000** Freehold

**ENERGY EFFICIENCY RATING  
BAND D**

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REF: SK7012



Kimberley's are delighted to offer for sale as the owners sole agents, this semi-detached, three bedroom property which is set in a popular residential location on the outer fringes of Falmouth town.

The property is very well presented throughout and has accommodation in brief comprising; an entrance hall, spacious dining room, lounge, a galley style fitted kitchen and a shower room on the ground floor. To the first floor there are three bedrooms and a spacious bathroom on the first floor. Outside the property there is access via a footpath to a South facing rear garden which is low maintenance and having a fish pond, the whole surrounded by mature shrubs and timber fencing.

The property is conveniently situated for all that Falmouth town has to offer including a range of commercial and leisure facilities and is a short level walk to Swanpool Beach and Nature Reserve. There is a parade of shops at Boslowick and the Co-operative store opposite and at the foot of Penmere Hill, Boslowick Garage which also has a convenience store. A short walk up Penmere Hill will take you to Penmere train station that links Falmouth Docks with the cathedral city of Truro and all points North.

**As the vendors sole agents, we highly recommend an early appointment to view.**

**Why not call for your appointment to view today?**

#### **THE ACCOMMODATION COMPRISES:**

UPVC front door leading to:

#### **ENTRANCE PORCH**

Having a large UPVC double glazed window overlooking the front and the playing fields opposite and leading to:

#### **HALLWAY**

Providing access to the kitchen and dining room, under stairs storage space and stairs to first floor landing.

#### **KITCHEN/DINING ROOM**

#### **KITCHEN 2.90m (9' 6") x 2.82m (9' 3")**

UPVC double glazed window to the rear elevation overlooking the rear garden. The kitchen is fitted with a range of matching wall and base units with work tops over and ceramic tiled splash back, built-in Indesit oven and Diplomat gas hob set to one side, space for freestanding refrigerator/freezer, Belfast ceramic sink with swan neck stainless steel mixer tap, Worcester gas central heating boiler, bank of ceiling spotlights.

#### **DINING ROOM 2.04m (6' 8") x 3.61m (11' 10")**

With laminate flooring, space for table and chairs, radiator, access to kitchen area and ground floor shower room/wc.

#### **SHOWER ROOM 2.95m (9' 8") x 1.39m (4' 7")**

Opaque UPVC double glazed window. Fitted with a circular shower cubicle with curtain, mixer shower and tiled walls, low-level flush wc, pedestal wash hand basin with separate chrome hot and cold taps, radiator, tiled flooring.



#### **LIVING ROOM 5.41m (17'9") x 3.23m (10'7")**

A good sized room with a large UPVC double glazed window overlooking the front elevation, focal point feature fireplace with surround and wooden hearth housing an electric fire, laminate wood effect flooring, feature beam, pendant light.



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.



### **CONSERVATORY/UTILITY 3.02m (9'11") x 2.44m (8'0")**

A lovely, bright conservatory of UPVC double glazed construction and having roller blinds, tiled flooring and door leading to the rear garden.



### **TURNING STAIRCASE FROM HALL TO FIRST FLOOR**

With UPVC double glazed window at mezzanine level.

### **PRINCIPAL BEDROOM 3.53m (11'7") x 3.23m (10'7")**

A good sized room with UPVC double glazed window overlooking the rear garden, radiator, carpet, pendant light, door leading to a shared corridor with second bedroom that in turn leads to the bathroom.



### **BATHROOM**

A Jack'n'Jill bathroom accessed via the shared corridor linking the principal and second bedroom. UPVC double glazed window to the side elevation. A bathroom suite in white with panelled bath having chrome hot and cold taps, mixer shower, tiling to walls and glass shower screen, pedestal wash hand basin with chrome mixer tap and mirror above, low-level flush wc, glass shelf, ladder style heated towel rail, extractor fan.



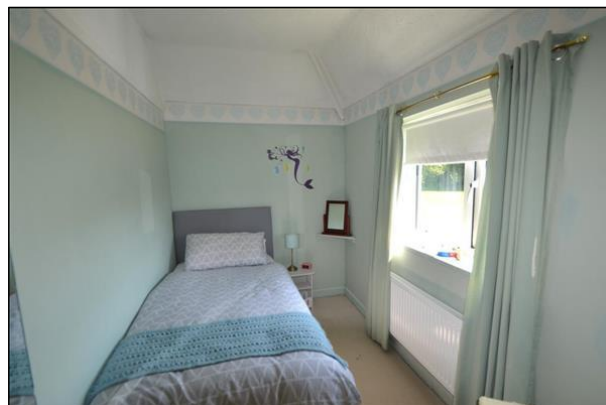
### **BEDROOM TWO 3.68m (12'1") x 2.92m (9'7")**

A good sized double room with carpet, radiator, UPVC double glazed window to the rear elevation overlooking the delightful South West facing garden, access to the shared corridor leading back into the bathroom.



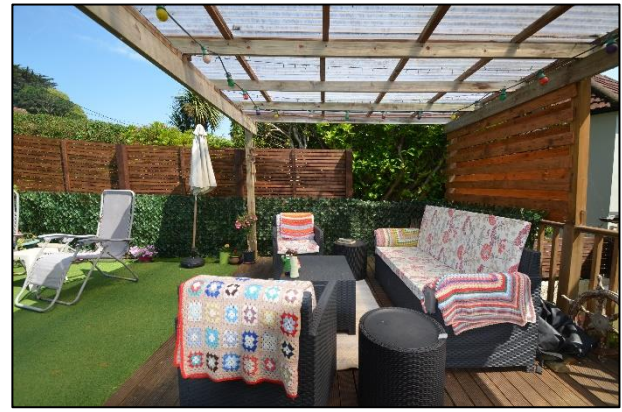
### **BEDROOM THREE 3.23m (10'7") x 1.75m (5'9")**

A single bedroom with UPVC double glazed window overlooking the playing field with roller blind, radiator, carpet.



**OUTSIDE**

The property is accessed via a wrought iron gate with concrete steps leading to the entrance porch. The majority of the garden is laid to shingle interspersed with mature shrubs. The rear garden is accessed from the side of the property or from the conservatory and has tiered and landscaped gardens, a wonderful space with a feature fish pond and a wooden decked area with pergola having a tripolycarbonate roof; an ideal place to relax and entertain your family and friends. Take a stroll further up the garden there is a useful decked area housing a summerhouse and rotary drying line.



**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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