



## Falmouth

A well appointed semi-detached house  
Popular cul-de-sac location  
Lounge with feature fireplace  
Modern kitchen/dining room, conservatory  
Three good sized bedrooms  
Bathroom/wc combined in white  
Gas fired central heating, UPVC double glazing  
Open plan front garden  
Garage and driveway parking  
Superb landscaped, south facing rear garden



**Guide £340,000** Freehold

**ENERGY EFFICIENCY RATING  
BAND C**

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

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REF: SK7016



This semi-detached, three bedroom family home is situated in a popular residential location, is maintained to a very high standard throughout and is ideally located for Boslowick, Swanpool Beach and Nature Reserve.

The property, which has a relatively low maintenance exterior offers versatile accommodation in brief comprising; entrance porch, lounge, kitchen/dining room and conservatory on the ground floor and on the first floor there are three good sized bedrooms and a bathroom/wc combined. Outside, to the front, there are open plan lawned gardens edged with mature trees with a feature palm at the centre and a concrete driveway leading to the single garage. To the rear there are mature, gently sloping lawned gardens with stepped footpath to the right hand side. This south facing, colourful garden is bordered by an abundance of mature shrubs and trees providing a high degree of privacy and seclusion.

Carrick Road proves to be an ever popular and much sought after residential location within Boslowick and conveniently situated for the Co-operative convenience store, the parade of shops opposite and Boslowick Garage. Located on the outer fringes of Falmouth town centre, the property is also convenient for Swanpool Beach and Nature Reserve and Falmouth's spectacular sea front boasting the 'Blue Flag' Gyllyngvase Beach and Castle Beach a little further along. The property is also convenient for Falmouth Golf Club and the popular 'Above the Bay' restaurant along with good transport links via Penmere train station to the cathedral city of Truro. For those with children, there are good infant and junior schools nearby and Falmouth School for secondary education.

**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 double glazed sliding patio doors to:

**PORCH**

An ideal place for coat and shoe storage, UPVC half-glazed door with matching side panel leading to:

**ENTRANCE HALL**

With laminate flooring, central ceiling pendant light, radiator, staircase to first floor, stairs rising to the first floor landing, opaque glazed double opening doors with light panel above to:

**LOUNGE 3.76m (12'4") x 4.04m (13'3") measured into recess either side of the chimney breast.**

UPVC double glazed picture window overlooking the front garden and small UPVC double glazed window to the side, feature fireplace with wood surround and inset electric fire (not tested), laminate wood flooring, ceiling mounted stainless steel fitting with spotlights, cupboard housing electricity meter, radiator, sliding doors to:



**KITCHEN/DINING ROOM 4.80m (15'9") x 3.10m (10'2")**

**DINING AREA**

A light and bright dining room with UPVC double glazed window to the rear looking through the conservatory to the rear garden, laminate wood flooring, central pendant light, radiator, door to conservatory, open to:

**KITCHEN AREA**

UPVC double glazed window to the side elevation. The kitchen is fitted with a comprehensive range of white wall and base units with brushed steel handles, roll top work surfaces over and tiled splash back, inset stainless steel sink with mixer tap, inset Whirlpool oven with hob and extractor fan over, space for refrigerator/freezer, wood effect laminate flooring, inset ceiling spotlights.



**BEDROOM TWO 3.76m (12'4") x 4.04m (13'3")**

Having a picture double glazed window overlooking the front, radiator, carpet, central pendant light.



**CONSERVATORY**

Of double glazed construction, overlooking and giving access to the rear garden, tiled flooring.

**BEDROOM THREE 1.98m (6'6") x 3.02m (9'11") plus recess and storage cupboard.**

UPVC double glazed window to the front elevation, wood effect laminate flooring, central ceiling pendant light, radiator.



**BATHROOM 1.80m (5'11") x 1.83m (6'0")**

Obscure UPVC double glazed window to the rear elevation. Fitted with a white suite comprising; panelled bath with chrome mixer tap and shower over, tiled surround and glass folding screen, wash hand basin with chrome mixer tap and concealed cistern wc set in a white vanity unit with storage cupboard. mirrored bathroom cabinet, vinyl flooring, ladder style heated towel rail.

**CARPETED STAIRCASE FROM HALL TO:**

**FIRST FLOOR LANDING**

White panelled doors to all first floor rooms, UPVC double glazed window to the side elevation.

**BEDROOM ONE 2.90m (9'6") x 2.79m (9'2")**

UPVC double glazed window overlooking the rear garden, radiator, carpet, fitted wardrobes enclosing the Worcester combination boiler (regularly serviced), central pendant light.



## OUTSIDE

To the front there are open plan lawned gardens to the left surrounded by mature shrubs and trees and with a central palm tree. To the right of the lawn there is a concrete driveway giving access to the single garage.

## SINGLE GARAGE

Having an up and over door to the front, door giving access to the rear garden at the rear and with light and power.

## REAR GARDEN

An absolutely lovely rear, south facing garden that can be accessed from the garage or conservatory with gently sloping lawns and steps ascending to the rear of the garden. This beautiful, colourful garden has an abundance of plants, shrubs and trees making this an ideal place to relax and entertain your family and friends. At the rear of the garden there is an area laid to shingle with pergola and access to a timber summerhouse.



**COUNCIL TAX** Band C.

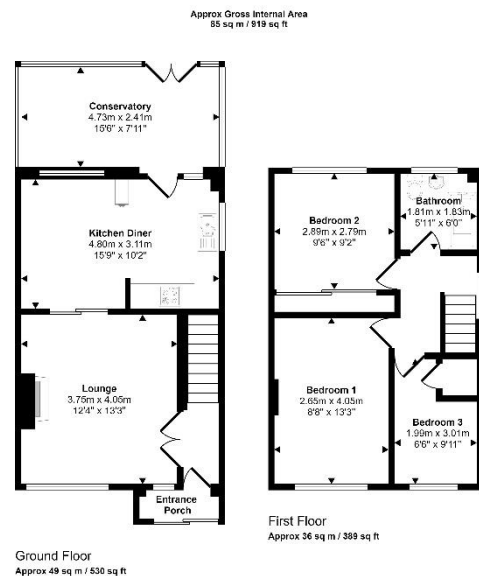
**SERVICES** All mains services are connected.

## AGENTS NOTE

The property has a Radon Sump - for more information please contact the office for more information.

## 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 real items. Make with floor display 300.

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