



Falmouth

A middle terraced town cottage
Set in a popular location near amenities
In need of modernisation and refreshment
Being sold with 'no onward chain'
Gas central heating, double glazing
Open plan lounge and dining room
Long galley style kitchen
Three bedrooms, mezzanine level bathroom
Small enclosed courtyard to the rear
Unrestricted on road parking



Guide £240,000, freehold

ENERGY EFFECIENCY RATING – BAND D

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

01326 311400
www.kimberleys.co.uk

REF: SK7085



This cosy three bedroom terraced town cottage is set in a great location just off Killigrew Street within easy walking distance of local amenities, the branch line railway station at Penmere Station, various university campuses, beaches, seafront and downhill stroll into Falmouth's vibrant town centre and waterside districts.

The cottage comes to the market for the first time in sixteen years and on behalf of our clients, it is being sold with the benefit of 'no onward chain' allowing potential new owners the chance to conduct a swift sale.

The property is in need of modernisation and refreshment and offers so much potential for new owners to create a special home to their own particular taste and requirements. Current features include gas central heating by radiators (not tested) and UPVC double glazed windows.

The accommodation includes an entrance vestibule, reception hall, dual aspect open plan lounge and dining room, long galley style kitchen, bathroom/wc at mezzanine level and on the first floor, three bedrooms (two double and one single). At the rear of the cottage there is a small, enclosed courtyard and to the front, unrestricted parking on a first come first served basis.

As our clients sole agents we thoroughly recommend an immediate viewing to secure this opportunity.

Why not call for an appointment to view!

THE ACCOMMODATION COMPRISES:

Double glazed front door to the entrance vestibule, painted and glazed internal door leading into:

RECEPTION HALL

Staircase to the first floor, radiator, coat hooks and access to principal rooms.

OPEN PLAN LOUNGE AND DINING ROOM 3.99m (13'1") x 3.17m (10'5") plus 10' 10" x 10' 10' 7"

A light dual aspect main reception room which has new UPVC double glazed windows overlooking the front aspect, matching window overlooking the rear courtyard, stone open fireplace with slate hearth and TV aerial point.

KITCHEN 5.33m (17'6") x 1.90m (6'3")

A long galley style kitchen with two double glazed windows overlooking the side aspect, stainless steel sink unit with chrome mixer tap and cupboards under, plumbing for a washing machine, extractor fan, vinyl flooring, radiator and double glazed door to the outside.

TURNING STAIRCASE

From the reception hall to mezzanine level

BATHROOM/WC 2.24m (7'4") x 1.88m (6'2") Plus 5' 3" x 4' 0"

A generous bathroom with white suite comprising of panelled bath, Mira electric shower with tiled surround, pedestal wash hand basin with hot and cold taps, half tiled wall and low flush WC. Dual aspect with double glazed window overlooking the rear and single glazed window to the side.

Cupboard housing Worcester gas central heating boiler.

STAIRCASE FROM MEZZANINE LEVEL TO:

FIRST FLOOR LANDING With radiator.

BEDROOM ONE 3.48m (11'5") x 3.12m (10'3")

Having recessed double glazed window overlooking the rear aspect, radiator.

BEDROOM TWO 3.17m (10'5") x 2.77m (9'1") Plus return 3'0" x 2'10"

Double radiator with recessed double glazed window overlooking the front aspect.

BEDROOM THREE 2.31m (7'7") x 2.18m (7'2")

Recessed double glazed window with views to the front and radiator.

OUTSIDE

At the rear of the cottage there is an enclosed courtyard in need of landscaping.

SERVICES

Mains drainage water, electricity and gas.

COUNCIL TAX Band B

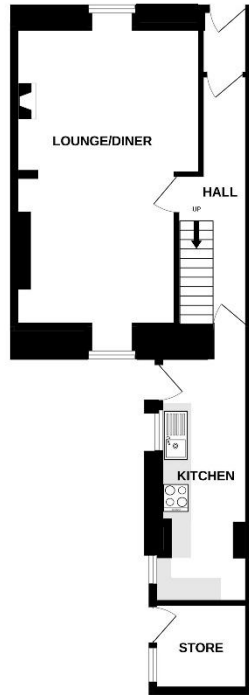
MONEY LAUNDERING

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.

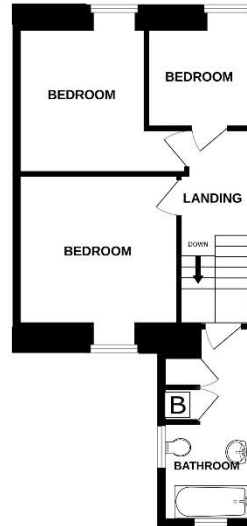
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GROUND FLOOR
511 sq.ft. (47.5 sq.m.) approx.



1ST FLOOR
447 sq.ft. (41.3 sq.m.) approx.



TOTAL FLOOR AREA: 959 sq.ft. (89.1 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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