



Falmouth

A well appointed semi-detached house
Spacious three bedroom accommodation
Garage and driveway parking
Generous, enclosed rear garden
Views over Falmouth towards Pendennis Castle in the distance
UPVC double glazed windows and doors
Modern, fitted integrated kitchen
Modern, nicely appointed shower room
Presented to a high standard throughout
Popular cul-de-sac location



Guide £340,000 Freehold

AWAITING EPC

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

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REF: SK7096



This semi-detached three bedroom family home is situated in a popular residential location at Messack Close. It is maintained to a very high standard throughout and has recently been updated to include a modern integrated kitchen and recent bathroom/shower room. The Property 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 of an entrance hallway, living room, dining area with patio doors and integrated kitchen and on the first floor, three bedrooms and shower room. Outside to the front of the property there is a brick driveway providing off road parking, lawn and a single garage with doorway to the rear. To the rear of the property there is an enclosed garden which is mainly laid to lawn with an additional patio area, all of which enjoy views over Falmouth and surrounding areas.

Messack Close proves to be an ever popular and much sought-after residential location above Boslowick with its 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 with its lake, nature reserve and spectacular sea front, boasting its 'blue flag' beach at Gyllyngvase 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.

THE ACCOMMODATION COMPRISES:

Brick driveway leading to a UPVC double glazed front door with frosted panels and letterbox opening onto:

HALLWAY

Textured coved ceiling with light, closed tread staircase with handrail leading to the first floor, coat hooks, a pair of feature glazed doors open onto the living room.

LIVING ROOM 4.19m (13'9") x 3.89m (12'9")

Feature real flame coal effect gas fire set in an impressive carved timber surround and marble style stone hearth, Two UPVC double glaze windows overlooking the front garden and driveway. Under one of these windows is a storage cupboard housing the fuse box. Textured coved ceiling with centre light arrangement, dado rail, door to under stair storage area, archway through to the dining area.



DINING AREA 3.20m (10'6") x 2.51m (8'3")

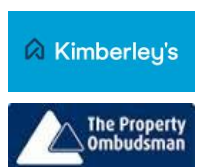
Feature modern UPVC patio style doors opening onto a gravelled patio area in the garden whilst also enjoying fine views over Falmouth, textured coved ceiling with centre light arrangement, door to kitchen.



KITCHEN 3.23m (10'7") x 2.24m (7'4")

A beautifully fitted kitchen comprising of a wide range of base and wall units consisting of cupboards and drawers in gloss cream with soft close doors and metal door furniture, wrap around stone effect bullnose worktop surface with matching splashback incorporating a stainless steel one and a half bowl sink with drainer and mixer tap, electric four-ring induction hob with glass splashback. Built in stainless steel electric oven, built in integrated fridge and slimline dishwasher, recess and plumbing for washing machine, inset spotlights, UPVC double glazed window to side, UPVC double glazed door opening onto the gardens enjoying a good degree of light and fine views beyond.

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.





STAIRS AND LANDING

Closed tread staircase leads to a landing and first floor with balustrade, gas fire, textured covered ceiling with centre light, loft trap with access to the roof space, UPVC double glazed window to the side, doors leading to three bedrooms and a family bathroom/shower room.



BEDROOM ONE 4.57m (15'0") x 2.69m (8'10") maximum measurements.

UPVC double glazed window overlooking the front driveway and garden, textured covered ceiling with centre light.



BEDROOM TWO 2.90m (9'6") x 2.82m (9'3")

UPVC double glazed window with outlook over Falmouth with Pendennis Castle and the sea in the distance, textured covered ceiling with centre light, airing cupboard housing a lagged hot water tank and immersion heater.



BEDROOM THREE 3.05m (10'0") x 2.06m (6'9") maximum measurements.

UPVC double glazed window overlooking the front driveway and garden, textured covered ceiling with spotlight arrangement, door to useful storage cupboard.



BATHROOM

A contemporary, modern fitted suite comprising; shower cubicle with tiled walls and glass screen, light grey vanity base cupboards with white gloss surface with inset wash hand basin with chrome mixer tap and tiled surround, concealed cistern wc. Opaque UPVC double glazed window to the rear, vinyl flooring.



VIEW



OUTSIDE

GARAGE 5.11m (16'9") x 2.44m (8'0")

With metal up and over door, light and power and courtesy door to the rear.

GARDENS

To the front of the property there is an area laid to lawn with the majority of the gardens found to the rear. At the rear of the property there is a gently sloping garden which is mainly laid to lawn with patio areas.

TENURE Freehold

SERVICES Mains electricity, water, drainage and gas.

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.

INSERT FLOOR PLAN HERE



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