



Falmouth

A spacious top floor, 2/3 bedroom flat
Presented to an exceptional standard throughout
Spacious lounge with feature fireplace
Beautifully fitted modern kitchen
Bathroom and separate shower room
Low maintenance garden area
Gas central heating
Central position within Falmouth
Near Penmere train station with access to Truro
A viewing is a must to fully appreciate



Guide £275,000 Leasehold

**ENERGY EFFICIENCY RATING
BAND D**

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

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REF: SK7095



Kimberley's are delighted to offer for sale, this fine 2/3 bedroom top floor flat, set within a popular residential location at the top of Penmere Hill, close to local amenities and a short stroll to Falmouth town.

The light, airy and versatile accommodation comprises; open plan kitchen and dining room, living room, two bedrooms and shower room plus on the upper floor, an attic room/bedroom three with bathroom en-suite. Outside, the property has a low maintenance, gravel garden and a garden/utility room.

The property benefits from gas central heating and the roofs have recently all been insulated when they were replaced in the last 3/10 years (not reflected in the EPC certification for the kitchen areas). The insulation can be seen upon inspection.

The house is within walking distance of many local amenities including Boslowick Garage with its convenience store, Boslowick parade of shops, three local schools, a fish and chip shop, Penmere branch line station which connects to Falmouth in one direction and the cathedral city of Truro to the other, Falmouth's famous sea front and local beaches, various university campuses and the town centre.

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

THE ACCOMMODATION COMPRISES:

The property can be accessed from Penmere Hill, however the main access is from a service lane to the rear where a gate opens on to a low maintenance garden area and attractive wooden staircase with balustrade leads to the front door.

An attractive, timber door with glazed panels open onto the kitchen.

KITCHEN/DINING AREA 5.33m (17'6") x 2.51m (8'3")

An impressive, light and airy open plan kitchen and dining room having high vaulted ceilings with exposed beams, mezzanine area and velux windows, therefore allowing a good degree of light. This room enjoys a beautifully presented modern kitchen comprising of a wide range of base units consisting of cupboards and drawers with metal door furniture, impressive wooden block worktop surface with matching splashback that incorporates a double bowl Belfast style sink with mixer tap and draining grooves. This worktop also incorporates a four-ring induction hob whilst the base units incorporate a built-in stainless-steel oven and recess for a fridge and freezer, built-in dishwasher. Matching wooden block shelving and part tiled walls, wall mounted gas fired central heating boiler providing domestic hot water and central heating facilities. Pendant lighting.

The dining area has part timber walls with matching wooden block seating area, high vaulted ceiling with exposed beams and Velux style window, window with deep sill overlooking the side of the property, pendant lighting and wall mounted feature radiator. This area and the kitchen is finished with timber flooring.

Above is a mezzanine area with Velux style windows which is currently used for storage.

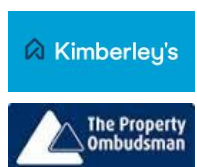


A doorway leads through to the inner hallway.

HALLWAY

An inner hallway leads to a staircase leading down to the lower entrance door accessed from Penmere Hill, door to bathroom, inset spotlights, finished with a matching timber floor.

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.



A step leads to a further carpeted hallway with doors to the living room and two bedrooms. A doorway conceals a further staircase which leads to another bedroom/ attic room.

LIVING ROOM 4.88m (16'0") x 3.20m (10'6")

Feature fireplace housing a character wood burner sitting on a slate style hearth with feature tiled surround and mantelpiece, bay style window with outlook over surrounding area, centre light, picture rail, radiator and finished with a timber floor.



BEDROOM ONE 3.76m (12'4") x 3.15m (10'4")

Feature cast iron period style fireplace providing a focal point with its tiled surround and mantelpiece, window with outlook to the rear, centre light and picture rail, radiator. Finished with a carpeted floor.



BEDROOM TWO 2.59m (8'6") x 1.68m (5'6")

Window with outlook over the area, centre light and picture rail, radiator and finished with a carpeted floor.

SHOWER ROOM 2.08m (6'10") x 1.42m (4'8") maximum measurements.

A nicely fitted shower room comprising of a three-piece suite comprising of a shower cubicle, low level WC and wall mounted wash hand basin, part tiled walls, recess with storage ideal for towels or similar, towel rail, recessed, frosted window, medicine cabinet, radiator, centre light.



STAIRS LEADING TO UPPER FLOOR

ATTIC ROOM/BEDROOM THREE 4.14m (13'7") x 3.35m (11'0") limited headroom in parts.

A light and airy room due to a large Velux window which has a pleasant outlook over Falmouth with sea glimpses, part exposed beam ceiling, balustrade around stairwell, built-in wardrobes, radiator, access to roof space, centre light, doorway through to ensuite facilities.



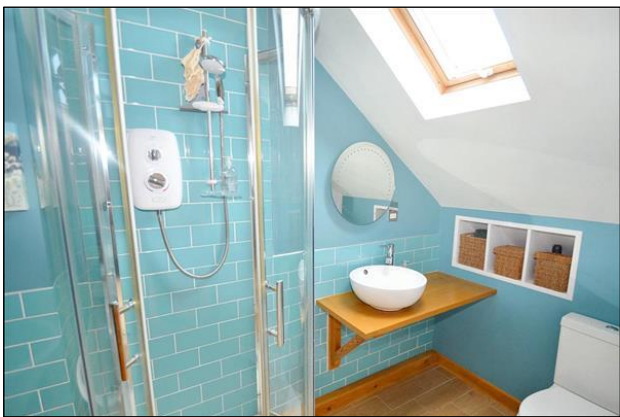
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EN-SUITE BATH/SHOWER ROOM

A well appointed en-suite, comprising; a roll top bath, separate shower cubicle with electric shower within, modern bowl style wash hand basin with mixer tap and a low level WC, part tiled walls, built-in storage recesses, Velux style windows to the front and rear, ceiling light and extractor fan, chrome effect heated towel rail. Finished with a wood style floor.



OUTSIDE

The property enjoys a low maintenance, gravel garden with brick planters and seating area.

GARDEN/UTILITY ROOM

A useful room with a tiled worktop, Belfast style sink with mixer tap, recess and plumbing for washing machine, shelving with storage under, light and power.

SERVICES Mains electricity, gas, water and drainage.

TENURE Freehold.

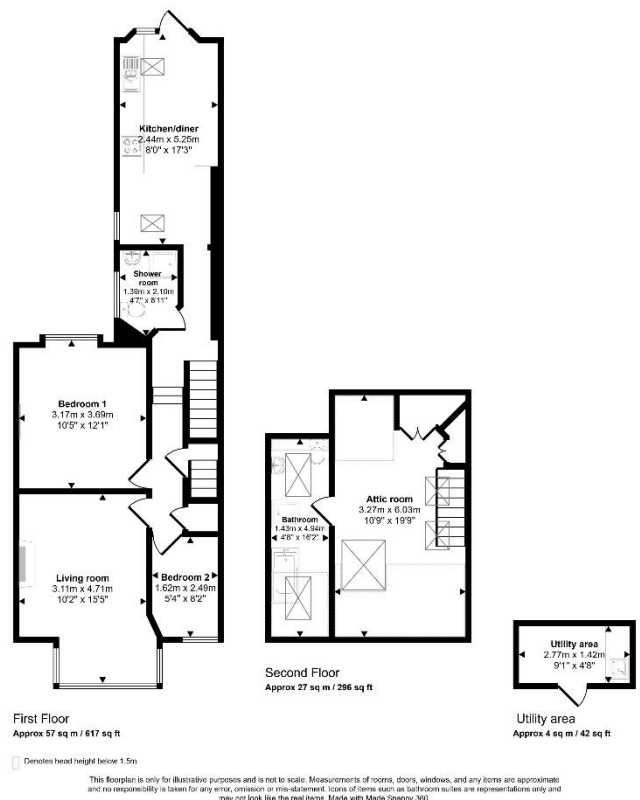
COUNCIL TAX Band B.

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.



Approx Gross Internal Area
89 sq m / 955 sq ft



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