



## Falmouth

A substantial, detached family home  
Set in a much sought after location  
In need of some cosmetic refreshment  
Spacious and bright living accommodation  
Four ground floor reception areas  
UPVC double glazing, gas fired central heating  
Four (potentially five) bedrooms, bathroom and separate wc  
Integral garage and driveway parking  
Generous gardens in need of cultivation  
Being sold with 'no onward chain'



**Guide £625,000** Freehold

**ENERGY EFFICIENCY RATING  
BAND E**

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[www.kimberleys.co.uk](http://www.kimberleys.co.uk)

REF: SK7091



A great opportunity to own this substantial, four (potentially five) bedroom detached house which is set in one of the town's most sought after locations, just off Western Terrace and within walking distance to local amenities, primary and junior schools, various university and college campuses, the sea front, several beaches and our fabulous sea front with views across Falmouth Bay to the horizon.

The house comes to the market for the first time in over 40 years as a 'chain free' sale and it offers bags of potential for new owners granting them the chance to create that special family home to meet their own requirements and needs.

The property has been tested for mundic block and we are in receipt of a clear test dated 06.01.2025.

The property is well presented and just a little old fashioned in places, but you will certainly be able to personalise the house whilst in occupation.

Current features include gas fired central heating by radiators, UPVC double glazing (where stated) plus some original features including panelled internal doors, picture rails and skirting boards.

The spacious accommodation includes on the ground floor, a reception hall, sitting room, separate dining room which becomes open plan to the sunroom and a snug, fitted kitchen and a cloakroom/wc. The first floor has a wide split-level landing, four bedrooms (potentially five), bathroom and separate wc. Outside, the property has an integral garage and driveway parking, an enclosed front garden with a gateway leading through a side paved patio to a generous rear garden which is in need of cultivation.

Marlborough Avenue is an enviable location within walking distance of the town centre. A gently descending downhill walk leads to Swanpool Beach and the Nature Reserve whilst in the adjacent street, there is a very convenient connecting footpath that leads through Tresahar Road providing a short cut to Falmouth's sea front and Gyllyngvase Beach. King Charles and Marlborough primary schools are nearby, and Penmere branch line station provides a direct link to Falmouth Docks in one direction and onto the cathedral city of Truro to the other direction.

**As our clients, sole agents, we thoroughly recommend an immediate viewing to secure this substantial property.**

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

#### **THE ACCOMMODATION COMPRISES**

UPVC double glazed front door with frosted privacy panels leads into:

#### **RECEPTION HALL**

With deep under stairs storage cupboard, turning staircase to the first floor, double radiator, skylight window, personal door to the garage, access to principal rooms.

#### **CLOAKROOM**

With low flush wc, wall mounted hand wash basin with tiled splash back over, radiator, vinyl flooring, frosted UPVC double glazed window.

#### **SITTING ROOM 3.71m (12'2") x 3.78m (12'5") plus deep angular bay.**

Having multi-paned UPVC double glazed windows and Venetian blind enjoying a pleasant outlook over the front gardens, a focal point recessed electric fire set on a polished stone hearth and stained wood mantle over, TV aerial point, original panelled internal door, picture rails, central ceiling light, fitted carpet, telephone point, double radiator.

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.







***DINING ROOM 3.73m (12'3") x 3.25m (10'8")***

Again, with original panelled internal door, picture rail, a focal point independent gas fire set on a ceramic tiled hearth (not tested), carpet, views through the sunroom to the gardens. Open archway to:



***SUNROOM 5.56m (18'3") x 4.47m (14'8") Being the average width of an irregular shape.***

Enjoying a bright triple aspect having almost full length UPVC double glazed windows enjoying lovely views over the rear gardens, continued fitted carpet, double radiator, double wall light, open plan to:



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### ***SNUG 3.35m (11'0") x 3.17m (10'5")***

Another bright reception area with telephone point, wooden plate display rail, central ceiling light, again enjoying pleasant views through the sunroom to the gardens.



### ***KITCHEN 3.48m (11'5") x 2.67m (8'9") into recess.***

Having a dual aspect and double glazed windows with roller blind overlooking the garden, painted and frosted glazed door leading to the side porch.

Equipped with a range of matching wall and base units in dark oak finish, wrap around work surfaces and ceramic tiling over, single drainer stainless steel sink unit, cutlery drainer and chrome mixer tap, space for gas or electric cooker, breakfast bar for two people and radiator below, wall mounted glass fronted display cupboard with wine rack alongside, door to boiler room which has a frosted double glazed window and roller blind to the side, wall mounted Worcester Greenstar gas central heating boiler (serviced November 2024), vinyl flooring, spotlights.

Painted and glazed door to:



### ***SIDE PORCH***

With dual aspect double glazed window and wooden door to outside.

### ***TURNING STAIRCASE FROM RECEPTION HALL TAKES YOU TO A SPLIT-LEVEL LANDING***

With multi-paned double glazed window overlooking the front aspect, airing cupboard with lagged copper cylinder, immersion and slatted shelving, access to loft space, vent for recirculating air system.

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**BEDROOM ONE 3.78m (12'5") x 3.66m (12'0")**

A generous main bedroom having a multi-paned double glazed window overlooking the front garden, radiator, fitted carpet, wash hand basin set on a vanity unit, tiled splashback and glass accessory rack over, towel rail to one side, fitted mirror and shaver light point, twin over bed spotlights, radiator, original panelled internal door and picture rail.



**BEDROOM TWO 3.71m (12'2") x 2.67m (8'9") measured to wardrobe front and plus door recess.**

Again, with double glazed window enjoying a lovely aspect over the rear gardens, radiator, original panelled internal door and picture rail, TV aerial point, two over bed spotlights.



**BEDROOM THREE 2.69m (8'10") x 2.39m (7'10")**

Double glazed window overlooking the rear garden, radiator, fitted carpet, original panelled internal door and picture rail.



**BATHROOM**

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With a white suite comprising; panelled bath, original chrome hot and cold taps, fitted mirror and mirrored bathroom cabinet over, towel rail, pedestal wash hand basin with chrome hot and cold taps, frosted double glazed window, part tiled walls, radiator, towel rail, original panelled internal door, cork tiled flooring.



### **SEPARATE WC**

Low flush wc, cork tiled flooring, frosted double glazed window, original panelled internal door.

Two steps from the far side of the landing take you to:

### **BEDROOM FOUR 8.36m (27'5") x 3.23m (10'7") average width, of a slightly irregular shape.**

An amazing bright room with almost full length multi-paned double glazed windows overlooking the front aspect and to the rear, broad double glazed casement windows overlooking the rear gardens with views off to the right hand side, two double radiators (one at each end), recessed mirror, wall mounted spotlights, a focal point Claygate brick fireplace with open grate (not tested) on a quarry tiled hearth, fitted carpet, bookshelves. This, with some imagination and a good builder could separate and become two separate bedrooms. This is also a great place for someone who works from home or a teenager needing extra space for study and recreation.



### **OUTSIDE**

The house is approached through a timber farm style gate to a concrete driveway with parking for two vehicles if parked sensibly and a brick capped wall to the left hand boundary and mixed hedging.

### **GARDENS**

From the driveway a concrete pathway leads across the front of the house into a sheltered, mature garden with lawned area and well screened by a number of established borders, a Bay tree, Camellia, Kohuhu (Pittosporum) and Abelia. A timber garden gate leads into a sheltered paved area with cold water supply attached to the house. Steps leading to the side porch and a continuing pathway takes you into the rear garden.

### **REAR GARDEN**

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A delightful, lawned rear garden that is in need of taming and landscaping having a block boundary to the left hand side, timber fencing to the rear and mixed hedging along the joint boundary. There are a number of mature plants including Rhododendron and Bay Tree in situ.



#### **CELLAR AREA**

There are two doors at the rear of the house leading to an underfloor cellar area.

**SERVICES** Mains drainage, water, electricity and gas.

**COUNCIL TAX** Band E.

#### **MONEY LAUNDERING**

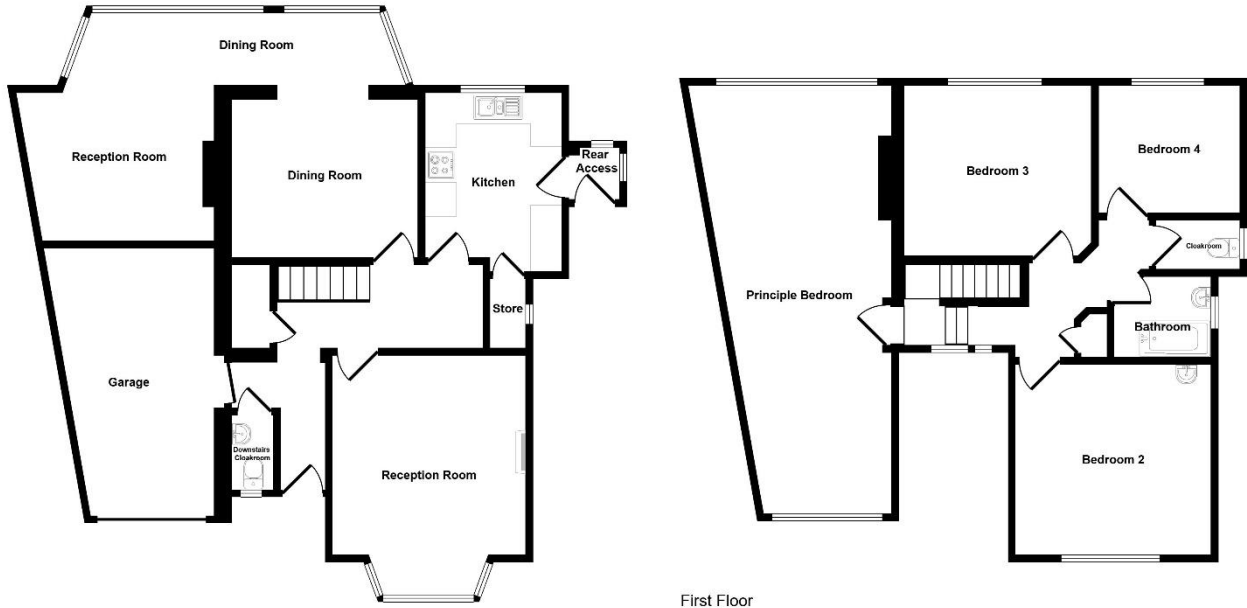
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



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Approx Gross Internal Area  
166 sq m / 1788 sq ft



Ground Floor  
Approx 92 sq m / 988 sq ft

First Floor  
Approx 74 sq m / 800 sq ft

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. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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