



Falmouth

A middle terraced town house
Currently run as a successful student let
Considered ideal as a home or investment
Set in a prime location near amenities
UPVC double glazing, gas central heating
Well presented and maintained throughout
Four/five bedrooms (two ground floor)
Fitted kitchen/dining room and utility
Courtyard and lovely rear garden
Viewing highly recommended



Guide £395,000 Freehold

**ENERGY EFFICIENCY RATING
BAND E**

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

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www.kimberleys.co.uk

REF: SK7101



A great opportunity to own this established four bedroom older style town house which is set in a popular location at Budock Terrace within walking distance of the town centre. There are educational facilities at Falmouth University (Woodlane Campus) and the Marine School in Killigrew Street and good local transport routes to the surrounding area.

The property has been successfully let to four students this year and could equally return back into a private residence.

The house has been well maintained and offered in good condition throughout and has features including gas fired central heating by radiators, UPVC double glazed windows, some original features and a combination of floor coverings throughout.

The accommodation on the ground floor includes an entrance vestibule, reception hall, a sitting room/bedroom, a dining room/bedroom, fitted kitchen/dining room, utility area and ground floor bathroom. A turning staircase leads from the reception hall to the first floor landing where you can find three further bedrooms (two doubles and a single). At the rear of the property there is a concrete courtyard area and a delightful garden with lawn and rear access.

The property is situated close to local amenities and within walking distances of Penmere branch line station, beaches and Falmouth's famous sea front.

The house currently produces an annual income of £31,200

THE ACCOMMODATION COMPRISES:

Painted and glazed front door to:

ENTRANCE VESTIBULE

With hard wearing wood finish flooring, painted and glazed internal door to:

RECEPTION HALL

Having a staircase to the first floor landing, under stairs storage cupboard, radiator, high skirting boards.

SITTING ROOM/BEDROOM 4.27m (14'0") x 3.66m (12'0") into bay.

An angular bay with double glazed windows overlooking the front aspect, Venetian blinds, a focal point closed fireplace and raised hearth, original coved cornicing, picture rail and high skirtings, hard wearing wood finish flooring, six-panelled pine internal door.



DINING ROOM/BEDROOM 3.43m (11'3") x 3.23m (10'7")

Having continued hard wearing wood finish flooring, original picture rail and high skirting boards, painted fireplace, angular bay and sash window overlooking the rear, double radiator, six-panelled pine internal door.



PAINTED AND GLAZED INTERNAL DOOR FROM RECEPTION HALL TO:

KITCHEN/DINING ROOM 4.22m (13'10") x 2.84m (9'4")

Equipped with a range of matching wall and base units, roll top work surfaces and ceramic tiling over, space for freestanding electric cooker and tallboy refrigerator/freezer, under stairs storage recess, single drainer stainless steel sink unit with chrome mixer tap, double radiator, space for dining table and chairs, ceramic tiled flooring, two windows overlooking the side courtyard, spotlights, painted and glazed door to outside, painted and glazed door to:



UTILITY AREA

With plumbing for washing machine, wall mounted Ideal gas central heating boiler, continued ceramic tiled flooring, window to side, painted and glazed door to:

BATHROOM 1.98m (6'6") x 1.96m (6'5") into recess.

With a white suite comprising; panelled bath, Triton electric shower and panelled surround, pedestal wash basin, low flush wc, chrome ladder style heated towel rail, frosted double glazed window, continued ceramic tiled flooring.



STAIRCASE FROM RECEPTION HALL TO:

FIRST FLOOR LANDING

Having a double glazed window at mezzanine level overlooking the rear, large floor-to-ceiling storage cupboards, fitted carpet.

BEDROOM ONE 3.45m (11'4") x 3.28m (10'9")

With recessed UPVC double glazed window enjoying views to the rear across the town, double radiator, picture rail, central ceiling light, fitted carpet.



BEDROOM TWO 3.35m (11'0") x 3.10m (10'2")

With recessed UPVC double glazed window overlooking the front aspect, double radiator, picture rail, central ceiling light, fitted carpet.



BEDROOM THREE 2.57m (8'5") x 1.70m (5'7")

Recessed double glazed window overlooking the front, double radiator, access to loft space.



OUTSIDE

At the front of the property there is a small garden area whilst to the rear you will find a concrete courtyard and steps leading down to a delightful garden area with small lawn, well stocks flowerbeds with plants and shrubs and rear pedestrian access.



SERVICES Mains drainage, water, electricity 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.



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