



## Falmouth

**A superb semi detached family home  
Completely refurbished to a high standard  
A highly energy efficient home to run  
New solar panels with 5.8kw battery storage  
All new UPVC double glazing, Full house re-wire  
New air source heat pump central heating  
Brand new fitted kitchen and bathroom  
Two reception rooms, three bedrooms  
Attached garage and tandem driveway parking  
Delightful generous gardens with patio and shed**

**Guide £335,000**

**ENERGY EFFICIENCY RATING  
BAND A**

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

**01326 311400  
www.kimberleys.co.uk**

**REF: SK7129**



If you are looking for a stunning home that will tick all of your requirement boxes, then let us impress you with this three bedroom semi detached family home which has been totally refurbished to a high standard and is set in a popular residential location within walking distance of schools, local amenities and Penmere branch line station.

This fabulous house has been finished to a high level of specification, not normally seen in houses of this price and genre and the client has paid great attention to detail and with a new EPC A rating making this an extremely economical home for you to run.

Packed with an impressive inventory of new features including air source heat pump central heating by radiators, UPVC double glazed windows and doors, solar panels with 5.8 kw storage and feeding tariff, a full house re-wire, fitted kitchen, bathroom, carpets, garage roof and remote control door and full fibre broadband.

The accommodation in sequence includes: a reception hall, sitting room, fitted kitchen and separate dining room. A staircase from the reception hall takes you to the first floor landing and three generous bedrooms plus bathroom/WC combined in white. Outside the property there are gently sloping gardens to the front, a driveway leading down to the attached garage and a side gate takes you into a good sized rear garden with extensive lawn, patio and timber garden shed.

The house is conveniently located within walking distance of a wide range of local amenities including Boslowick parade of shops, the Co-op supermarket, Boslowick garage which also has its own comprehensive convenience store, Penmere branch line railway station connecting you to Falmouth Docks in one direction and the Cathedral City of Truro to the other, St Frances and St Mary's junior schools and a longer stroll into Falmouth's town centre and sea front.

**As our clients sole agents, we thoroughly recommend an immediate viewing to avoid disappointment.**

**Why not call for your personal viewing today!**

#### **THE ACCOMMODATION COMPRISES:**

UPVC double glazed front door with frosted privacy panel and matching window alongside leads into:

#### **RECEPTION HALL**

With hard wearing wood finished flooring, radiator, staircase to the first floor, cloaks recess with coat hooks, access to principal rooms.



#### **SITTING ROOM 4.34m (14'3") x 3.48m (11'5") Into recess**

A delightfully bright main reception room which faces almost due south and having a pleasant outlook over the front gardens through full length and broad UPVC double glazed windows, two double radiators, fitted carpet, central ceiling light, TV aerial point, six panelled internal door.



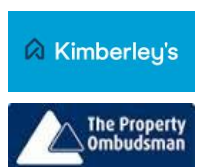
#### **PANELLED INTERNAL DOOR**

From reception hall to:

#### **KITCHEN 2.97m (9'9") x 2.77m (9'1") Measured into recess**

Well fitted with a range of matching wall and base units with brass button handles, oak block wrap around work surfaces and metro tiling over, single drainer stainless steel sink unit with chrome mixer tap, electric cooker panel and Elica cooker hood over, second oak block work surface with space for a condensing tumble dryer and plumbing for a washing machine below, metro tiling over, vinyl flooring, recess for a tallboy fridge/freezer, open fronted shelved larder with consumer box and electric meter, double glazed casement door and window alongside enjoying a lovely outlook into and giving access to the gardens at the rear, spotlights on tracking, wall mounted down flow heater (runs from the central heating), doorway to:

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 2.74m (9'0") x 2.57m (8'5")**

Again, with broad UPVC double glazed French doors and matching side panel either side enjoying a pleasant outlook and giving access to the gardens, radiator, fitted carpet, central ceiling light.



**STAIRCASE TO FIRST FLOOR LANDING**

Access to insulated loft space, fitted carpet and linen cupboard with radiator and slatted shelving.

**BEDROOM ONE 3.58m (11'9") x 3.38m (11'1")**

A bright almost south facing bedroom which has broad UPVC double glazed windows overlooking the front aspect, roller blind, fitted carpet, six panelled internal door, central ceiling light.



**BEDROOM TWO 3.58m (11'9") x 2.97m (9'9") Plus door recess**

UPVC double glazed windows enjoying pleasant views across the gardens to light woodland over the roof tops, fitted carpet, central ceiling light, radiator, six panelled internal door.



**BEDROOM THREE 2.69m (8'10") x 2.03m (6'8")**

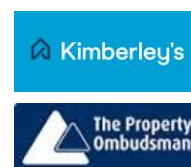
Again, with UPVC double glazed window having an almost south facing view over the front garden, radiator, fitted carpet, six panelled internal door.



**BATHROOM 2.36m (7'9") x 1.65m (5'5")**

Luxuriously appointed with white suite comprising panel bath, chrome mixer tap, shower attachment and telephone hand shower, thermostatically controlled Myra electric shower, bathroom panelling and glass screen, extractor fan over, pedestal hand wash basin with contemporary chrome mixer tap, low flush WC, ladder style heated towel rail, wall mounted bathroom cabinet, frosted double glazed window and roller blind, vinyl flooring, six panelled internal door.

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## OUTSIDE

### ATTACHED GARAGE 4.67m (15'4") x 2.64m (8'8")

Having a new electric roller door, lighting and power and housing an unvented hot water cylinder, radiator, wall mounted 8kw storage battery (for solar panels), Solex solar panel and digital control panel, personal door to the garden.

## GARDENS

### FRONT GARDEN

To the front of the house there are enclosed sloping lawns, well stocked flower borders, sloping tarmac driveway leading down to the garage and to the right of the garage, a timber gate takes you into:

### REAR GARDEN

This delightful and generous rear garden has concrete paving and a small area alongside the garage which is ideal for storing your recycling bins and bags, an air source heat pump boiler, stone hedging and granite wall to the joint boundary, stepping stone pathway that leads across extensive lawns leads down to a paved patio with raised Bradstone planter to one side and a mature Camellia tree which is currently in bloom making this a delightful place to relax and entertain your family and friends. Within the garden there is an outside cold water supply and a new timber shed in the far corner.



**SERVICES** Mains drainage, water and electricity. Full fibre broadband (details on request).

**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



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 Misto Strategy 2020.

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