



Falmouth

A modern house in desirable location
Two bedroom accommodation
Impressive, recently fitted kitchen
Open plan lounge/dining room/kitchen
Ground floor cloakroom
Bathroom/wc combined
Enclosed garden to the rear
Set in a convenient and popular location
Viewing highly recommended
Phone for your appointment to view today!



Guide £275,000 Freehold

ENERGY EFFICIENCY RATING
BAND C

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

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www.kimberleys.co.uk

REF: SK7133



An opportunity to purchase a modern two bedroom house, which is set in a popular residential location within the Boslowick area of town with its local amenities including a mini Co-op supermarket, filling station, public transport, primary and secondary schooling and Penmere branch line station, connecting Falmouth to Penryn and the Cathedral city of Truro.

Captains Walk is close by with its beautiful level walk to the Swanpool Nature Reserve, Swanpool Beach and coastline beyond. This area is also conveniently located for access to the primary schools of **St Francis, St Mary's and Marlborough Schools**.

The property was built in approximately 2005 and **ideal for modern living with it's modern open plan feel** and perfect for a professional couple, first time buyers or even potentially someone looking to add to a rental portfolio.

The house is offered for sale in good decorative order with double glazing and central heating throughout and has been enhanced by the current vendors to include an impressive, recently fitted kitchen at the end of 2024.

The accommodation in brief comprises; 18'10 x16'3 open plan living area with door to the rear garden, ground floor cloakroom, modern recently fitted kitchen and a turning staircase leading to a half landing and first floor. From the landing doors lead to the two bedrooms and to a spacious shower room with double shower. To the rear of the property is an enclosed fenced garden which is mainly laid to lawn and a small car park providing ample parking for residents of the area whilst on street parking is readily available at the front.

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

Why not call for your personal viewing today!

THE ACCOMMODATION COMPRISES:

A small path and walled garden laid to gravel leads to a UPVC double glazed front door with glazed panels opening to:

OPEN PLAN LIVING AREA 5.74m (18'10") x 4.95m (16'3")

KITCHEN 2.82m (9'3") x 1.60m (5'3")

An attractive recently fitted modern kitchen comprising of a range of base and wall units, comprising cupboards and drawers with brass effect door furniture, slate effect wrap around worktop surface with splash back incorporating a matching sink and drainer with mixer taps, built in electric four ring hob with stainless steel extractor fan over, built

in electric oven, integrated dishwasher, recess and plumbing for washing machine, coved ceiling, downlighters, tiled floor.



LIVING ROOM 4.95m (16'3") x 3.00m (9'10")

UPVC double glazed window to the front, coved ceiling with downlights, radiator, nicely finished with a timber floor, UPVC double glazed door opening onto path and garden, door to cloakroom, closed tread staircase with balustrade rail leading to the first floor.



GROUND FLOOR CLOAKROOM

A useful accessible cloakroom comprising of a low-level WC with push button flush, wall mounted sink with splash back, radiator, coved ceiling with centre light, extractor fan, door to under stairs storage cupboard.

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

A closed tread staircase with half landing and rail leads to the first floor landing, coved ceiling with sensor light, thermostat, doors lead to the bedrooms and bathroom.

BEDROOM ONE 3.12m (10'3") x 2.90m (9'6")

A generous double bedroom with a UPVC double glazed window with outlook to the front, built in cupboard housing the combi boiler providing domestic hot water and central heating, radiator, coved ceiling with centre light, finished with a carpeted floor.



BEDROOM TWO 2.97m (9'9") x 1.98m (6'6") UPVC double glazed window to the side, radiator, coved ceiling with centre ceiling light, finished with a carpeted floor.



BATHROOM/SHOWER ROOM 2.84m (9'4") x 2.51m (8'3")

A spacious modern shower room comprising of a three-piece suite comprising; double shower cubicle with shower rose, glass screens, low-level WC, pedestal wash handbasin with tiled splash back, frosted UPVC doubled glazed window, heated towel rail, coved ceiling with extractor fan and ceiling light.



GARDEN

To the rear of the property is a path and steps leading down to an enclosed rear garden, which is mainly laid to lawn.

COUNCIL TAX Band A.

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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