



Falmouth

A three bedroom semi-detached family home
Well presented and maintained throughout
Dual aspect lounge/dining room
Fitted kitchen and conservatory
Newly fitted bathroom/wc combined
Enclosed rear gardens
Off road parking, single garage
Double glazed windows, electric heating
Walking distance to local schools & shops
Viewing highly recommended



ENERGY EFFICIENCY RATING
BAND D

Guide £340,000 Freehold

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

01326 311400
www.kimberleys.co.uk

REF: SK7130



Kimberley's are delighted to offer for sale, this superb semi-detached family home, ideally situated close to Falmouth town and all the amenities the area has to offer, including Swanpool and Gyllyngvase Beaches.

The property that is 'light and bright' has accommodation in brief comprising; a spacious reception hallway, dual aspect lounge/dining room, fitted kitchen and a conservatory on the ground floor. To the first floor there are three good sized bedrooms and family bathroom/wc. Outside, to the front of the property there is an area of garden and a driveway to the single garage located alongside. A side access leads to the rear of the property that has an enclosed rear garden.

The property is within walking distance of the parade of shops at Boslowick, The Co-op convenience store and Boslowick Garage and both St. Marys and St. Francis primary and junior schools and the secondary school at Trescobas. There is a branch line station at Penmere with frequent trains to Penryn and Truro.

There is an hourly local bus service into Falmouth from Boslowick Garage, and regular buses to Penryn Campus and many Cornish Towns from Killigrew Street - 15 minutes from the property. The entrance to Tregonnig Woods lies five minutes walk from the property. This is a popular dog walking area with well maintained paths throughout the woods.

As the owners' sole agents, we strongly recommend an immediate viewing to avoid disappointment.

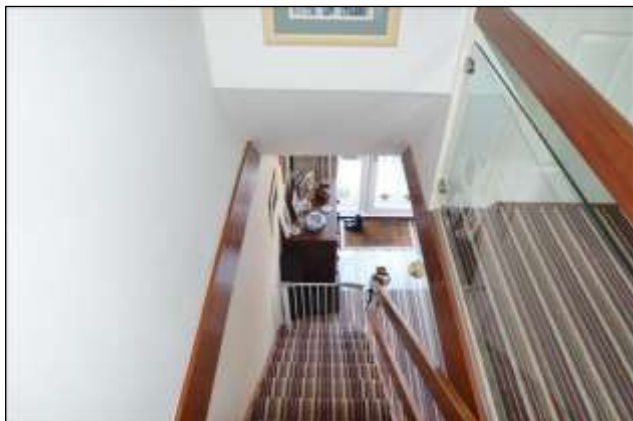
Why not call for your personal viewing today?

THE ACCOMMODATION COMPRISES:

Ornate UPVC double glazed front door with glazed side panel opening to:

ENTRANCE HALLWAY

Carpeted staircase leading to first floor landing, storage cupboard, electric storage heater, doors to lounge/dining room and kitchen, fitted carpet.



LOUNGE/DINING ROOM

LOUNGE 3.45m (11'4") x 3.25m (10'8")

DINING ROOM 3.86m (12'8") x 2.51m (8'3")

Accessed via a white panelled door from the hallway, UPVC double glazed floor-to-ceiling window overlooking the front garden and UPVC patio doors at the rear giving access to the conservatory, ceiling lights in the lounge and dining area, laminate flooring. There is a log effect heater in the lounge area and an electric storage heater in the dining area.



CONSERVATORY

Of an irregular shape and of UPVC double glazed construction overlooking the enclosed rear garden, vinyl flooring, electric storage heater, UPVC double glazed door with half height glazed side panel leading to kitchen, two doors giving access to the garden.



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.



KITCHEN 2.97m (9'9") x 2.79m (9'2")

Fitted with a range of light wood wall and base units with black roll edge work surfaces over and incorporating a single electric oven with hob and extractor fan over, tiled splash back surround, inset stainless steel sink unit with mixer tap, space for washing machine, refrigerator and slimline dishwasher, vinyl flooring, stainless steel spotlights on tracking, UPVC double glazed door with side panel leading to conservatory.



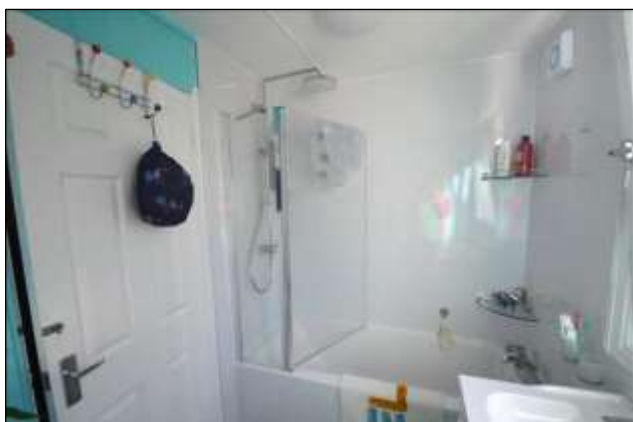
FROM THE HALLWAY, STRIPED CARPETED STAIRCASE LEADING TO:

FIRST FLOOR LANDING

White panelled doors leading to all principal rooms, airing cupboard with hot water tank, carpet, ceiling light, access to a partially boarded loft space with electric light

BATHROOM 2.34m (7'8") x 1.60m (5'3")

Fitted with a white suite comprising; white panelled bath with Mira shower over, Respatex shower proof panelling and glass shower screen, low-level flush wc, wash hand basin with chrome mixer tap set into white gloss vanity unit with drawers under, vinyl flooring, UPVC double glazed frosted window to the rear, painted wood panelling to one side, extractor fan, heated towel rail.



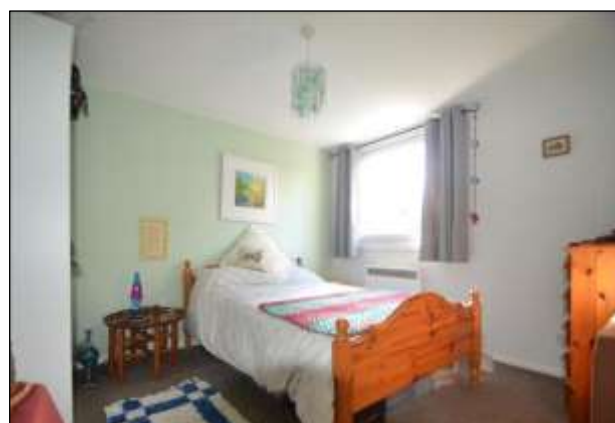
BEDROOM ONE 3.58m (11'9") x 3.33m (10'11")

With UPVC double glazed window overlooking the front garden, 3 spotlights on a glass fitting, fully fitted mirrored wardrobes, carpet, electric panel heater.



BEDROOM TWO 3.53m (11'7") x 2.97m (9'9")

With UPVC double glazed window overlooking the enclosed rear garden, pendant light, electric panel heater, carpet.



BEDROOM THREE 2.72m (8'11") x 2.03m (6'8")

UPVC double glazed window overlooking the front, spotlights on stainless steel fitting, electric panel heater, carpet.



OUTSIDE

To the front of the property there is an area of garden that is interspersed with mature shrubs and a palm tree. Gently rising concrete slabbed steps lead to a path and to the front door. There is a tarmac driveway to the right that leads to the single garage which is attached to a neighbours (a detached block of two). A path leads up the side of the property to the rear garden which is accessed via a timber gate.

REAR GARDEN

Behind the garage there is an area laid to shingle, which has a light and an outside tap. Beside this there is a slabbed patio area over four levels. Steps lead up to a concrete side path to access the lawn and flower borders. There are many mature shrubs and trees within the garden, the whole being enclosed by timber fencing. A lovely area to sit, relax or entertain family and friends.



GARAGE Of single size with up and over door and power supply.

SERVICES Mains electricity and drainage.

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.



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.

