



Penryn

A well-appointed detached property
Popular residential location
UPVC double glazing and electric heating
Open plan lounge/diner/kitchen
Three bedrooms, two with access to balcony
First floor bathroom and utility room
Detached garage and home office
Off road parking for several vehicles
End of cul-de-sac location
Far reaching views from the first floor

Guide £390,000 Freehold

ENERGY EFFICIENCY RATING
BAND C

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

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www.kimberleys.co.uk

REF: SK7141



Kimberley's are delighted to present this highly individual and unique detached three double bedroom property well positioned at the end of a cul-de-sac.

The property has accommodation in brief comprising; a large open plan living/dining area with a well-appointed kitchen, stairs leading landing gaining access to three double bedrooms, family bathroom and useful utility space with doors onto an enclosed south facing rear garden. To the front there is a wealth of parking and a detached garage, which subject to planning consent could offer scope for a conversion or home office.

The property is set in a well-appointed cul-de-sac in Penryn which gives easy access to the historical town of Penryn. A short walk will take you down to the main town centre with its varied selection of shops, cafes, public houses, Post Office, and galleries. A local bus service would transport you regularly to Falmouth as well as the train station which also connects to the cathedral city of Truro and on to mainline Paddington.

As our client's sole agents, we thoroughly recommend an immediate viewing to secure this property.

Why not call for your appointment to view today?

THE ACCOMMODATION COMPRISES:

UPVC fully double glazed door with side panel into a large open plan living area.

KITCHEN 2.92m (9'7") x 3.43m (11'3")

Fitted with a range of high gloss matching units with chrome handles, stainless steel sink unit and drainer, Lamona oven, extractor fan, space for a freestanding fridge freezer, ceramic tiled flooring, spotlights and uplighters.



DINING AREA 6.32m (20'9") x 2.97m (9'9")

With fixed UPVC full length, double glazed window, laminate flooring, central ceiling pendant light, and electric radiator.



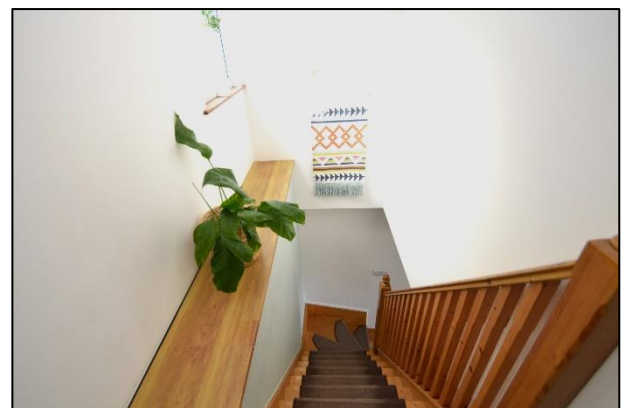
LOUNGE - L Shaped 6.20m (20'4") x 2.97m (9'9") overall measurements 20'9" x 20'5"

With laminate flooring, wall up lighters, smoke alarm, carbon monoxide alarm, stairs leading to:

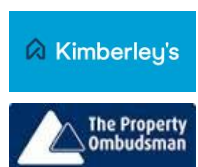


LANDING

With electric radiator, access to loft space with helpful storage, spotlights and carpet.



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.



BATHROOM 2.06m (6'9") x 1.73m (5'8")

With frosted privacy glass window, a white suite comprising of a low level WC, bath, chrome electric Mira shower, white sink with hot and cold mixer taps, chrome ladder style towel rail, radiator, and laminated flooring.



BEDROOM THREE 2.46m (8'1") x 3.05m (10'0")

With four panelled wooden door, electric heater, central ceiling pendant light, laminated flooring and UPVC double glazed window overlooking the rear aspect.



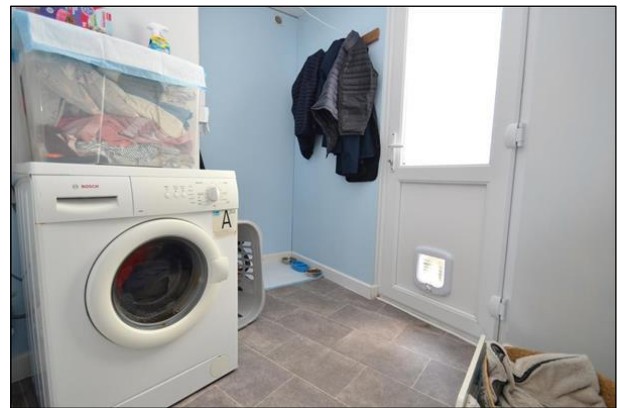
BEDROOM ONE 3.12m (10'3") x 3.56m (11'8")

With UPVC double glazed sliding doors, which lead out onto an open balcony with far reaching views. Laminate flooring, four panelled wooden door, electric heater, and a central pendant ceiling light.



UTILITY AREA

Accessed via a UPVC double glazed door into an obscure shaped room, with plumbing for washing machine, laminate tile effect flooring, central ceiling light, a further double-glazed door leading to an elevated enclosed rear south facing garden.



BEDROOM TWO 3.56m (11'8") x 3.56m (11'8")

Dual aspect windows with far reaching views over the northly aspect, with UPVC double glazed sliding door, leading onto a balcony which enjoys the morning sun. A central pendant light, and four panelled wooden doors.

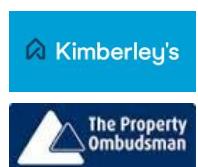


OUTSIDE

GARDEN

To the rear is a south facing garden, with low-level lying shrubs. The front garden is enclosed by double security gates with pedestrian access which provide generous parking for several vehicles, a good space for sitting and socialising. Steps lead up to the side of the property to access the balcony and rear south facing garden.

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GARAGE 6.60m (21'8") x 5.00m (16'5")

With up and over door, which subject to planning permission could be converted into a single annex, or split in half for home office and garage space.



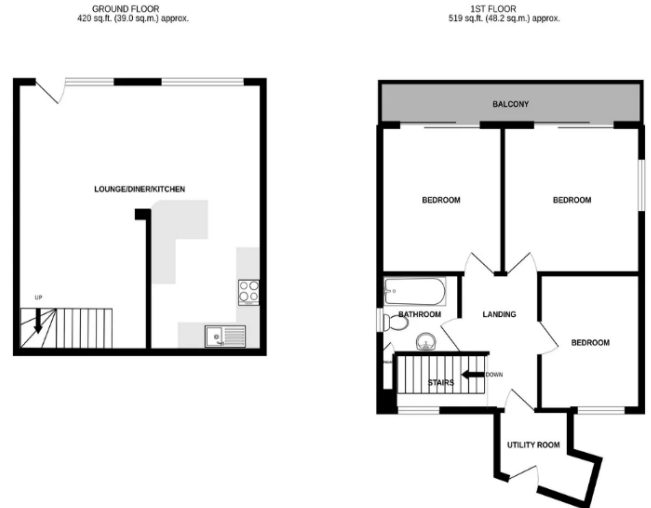
COUNCIL TAX
BAND A

SERVICES
Mains drainage, water and electric.

AGENTS NOTE
There was a personal dispute regarding building works and infringements on our vendors property and building noise. The local authorities were contacted. However, building work is now complete.

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.

FLOOR PLAN



TOTAL FLOOR AREA: 939 sq.ft. (87.2 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floor, wall, ceiling, room and any other areas are approximate and no responsibility is taken for any errors or mis-statements. This plan is for illustrative purposes only and should be used as a guide by the prospective purchaser. The services, systems and appliances shown here have not been tested and no guarantee is given as to their operating or efficiency and/or condition.
Marked with Metrepa 02022



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