



## Falmouth

**A superb modern mews style townhouse  
Beautifully presented throughout  
Delightful traffic free location  
Spacious three storey living areas  
Open plan lounge/dining room leads to the garden  
A well fitted kitchen/breakfast room with appliances  
Three generous double bedrooms  
Two luxurious bathrooms and cloakroom/WC  
Single garage, numbered allocated parking space  
Remainder of the ten year NHBC (3 years remaining)**

**Guide £387,500** Freehold

**ENERGY EFFICIENCY RATING  
BAND B**

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

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

**REF: SK7148**



This superb modern three bedroom mews style town house is set in a delightful traffic free location behind an open green space and part of this popular Barratt Homes development at Union Park on the outer fringes of Falmouth and within easy reach of local schools, amenities, Falmouth Golf Club and the town centre.

This fabulous home is beautifully presented and maintained by our client and packed with plenty of features to delight any new owners including gas fired central heating by radiators, UPVC double glazed windows and doors, a fully fitted kitchen in high gloss finish with appliances, two luxurious bathrooms and quality floor coverings throughout the property.

The well planned and spacious accommodation spans three floors with the ground floor offering a reception hall, cloakroom/WC, fitted kitchen, an open plan lounge and dining room with double glazed doors leading to the courtyard gardens, turning staircase leading to the first floor with two double bedrooms and Jack and Jill bathroom, and finally a principal bedroom suite spans the entire top floor with a dual aspect, fitted dressing room area and a luxurious en-suite shower room.

Outside the home at the rear, you will find a well stocked Mediterranean style courtyard garden and a gateway at the rear takes you to the single garage and your own numbered allocated parking space.

Bishops Way is conveniently placed on the outskirts of Falmouth and has easy access to local junior and secondary schools, local amenities, Penmere Branch Line station, Tregonigge Woods, a selection of beaches, coastal walks and Falmouth's famous seafront.

**As our client's sole agents' we thoroughly recommend and immediate viewing to secure this fine property.**

**Why not call our team for a personal viewing today!**

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

Composite front door with double glazed panel leads to:

##### **RECEPTION HALL**

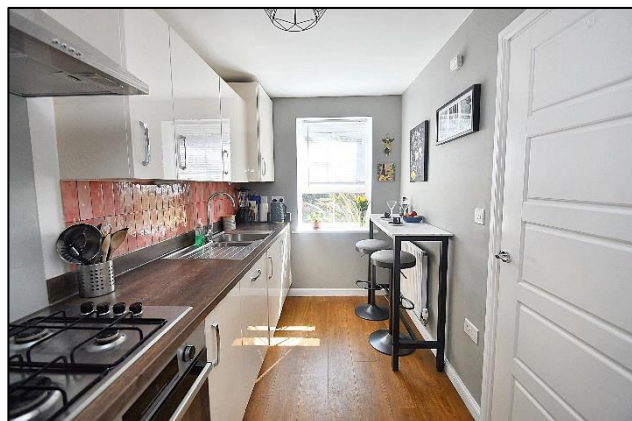
An impressive introduction to home with hard grain wood finished flooring, a staircase to the first floor, radiator and access to principal rooms.

##### **CLOAKROOM/WC**

A white suite comprising a low flush WC, a pedestal hand wash basin with mixer tap and tiled splash back, extractor fan, radiator, panelled internal door and continued hard wearing wood finished floor.

##### **FITTED KITCHEN 3.89m (12'9") x 1.88m (6'2")**

A fabulous well fitted kitchen in high gloss ivory finish, wrap around wood finish work surfaces, one and half bowl single drainer stainless steel sink unit with chrome swan neck mixer tap and ceramic tiling over, over counter lighting, a range of quality appliances including stainless steel gas hob with matching extractor hood over, glass splash back, single fan assisted oven under, concealed refrigerator and freezer, dishwasher, cupboard housing Logik combi boiler, breakfast bar for two, radiator, continued hard wearing wood finished flooring, recessed UPVC double glazed window with venetian blind overlooking a lightly wooded green area, and panelled internal door.



##### **LOUNGE/DINING ROOM 5.74m (18'10") x 4.01m (13'2")**

A spacious and delightful main reception room which is bathed in natural light that streams in through broad UPVC double glazed french doors with matching side panels overlooking looking and giving access to the mediterranean style gardens, venetian blinds, quality fitted carpet, two double radiators, two ceiling lights, deep under stair storage cupboard with internet point and electric consumer box.





### **TURNING STAIRCASE**

With oak bannisters, painted balustrades and fitted carpet leading to the first floor landing.

**LANDING** With radiator, fitted carpet

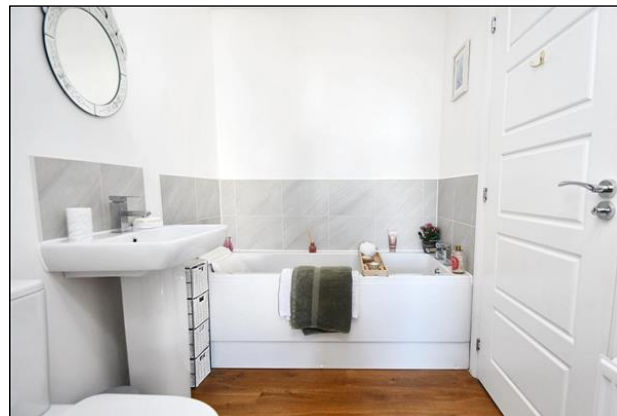
### **BEDROOM TWO 4.04m (13'3") x 2.92m (9'7")**

A lovely double bedroom which has two recessed multi paneled double glazed windows, both with Roman blinds, radiator, central ceiling light, fitted carpet and panelled internal door leading to Jack and Jill bathroom.



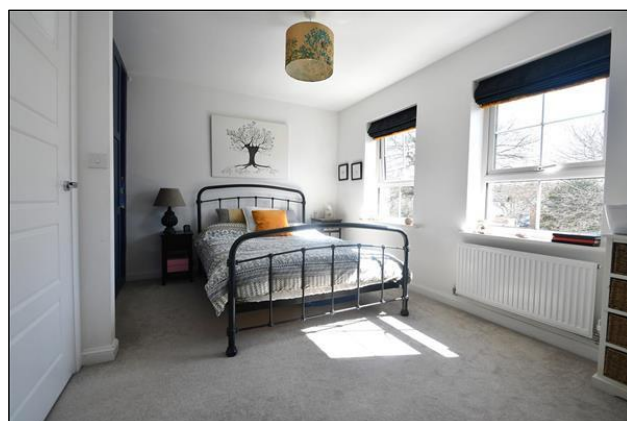
### **BATHROOM 2.13m (7'0") x 1.70m (5'7")**

Well appointed with white suite comprising of a panelled bath and tiled surround, contemporary chrome mixer tap, pedestal hand wash basin with mixer tap, and tiled splash back, low flush WC, hard wearing wood finish flooring, double radiator, extractor fan and return door to landing.



### **BEDROOM THREE 4.04m (13'3") x 2.74m (9'0")**

Another bright double bedroom again with two recessed double glazed windows with Roman blinds enjoying a pleasant outlook to the front, wall to wall fitted wardrobe cupboards with hanging space and shelving with open book shelving alongside, central ceiling light, fitted carpet, and panelled internal door.



### **STAIRCASE FROM FIRST TO SECOND FLOOR LANDING**

### **PRINCIPAL BEDROOM 8.53m (28'0") x 3.96m (13'0")**

*Measured to widest point.*

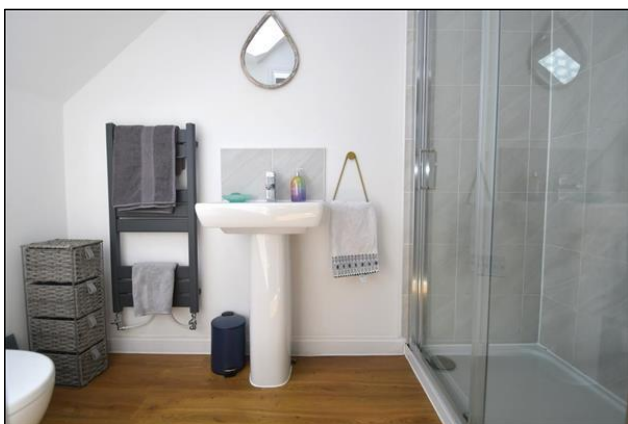
A fabulous main bedroom, of an interesting and irregular shape enjoying a dual aspect through Velux double glazed windows taking in country views in the distance, having a lovely occasional seating area, access to insulated loft space, tv aerial point, quality fitted carpeting, two radiators, a fully fitted dressing room area with wardrobe cupboards providing hanging space and shelving, a deep recessed multi paned window and Roman blind overlooking the front, two deep built in storage cupboards and a panelled internal door leading to:





#### **EN-SUITE SHOWER ROOM 1.96m (6'5") x 1.24m (4'1")**

Luxuriously appointed having a double fully tiled shower cubicle, Aqualisa thermostatically controlled electric shower and sliding glass screen, pedestal hand wash basin, contemporary chrome mixer tap with tiled splash back, low flush WC, hard wearing wood finished flooring, ladder style heated towel rail, extractor fan, Velux double glazed window, with blind overlooking the front aspect.



#### **OUTSIDE**

##### **GARDENS**

At the rear of the house sits a delightful mediterranean style garden which is well enclosed and offers an expansive timber deck surrounded by well stocked planters and borders, a small step down

to the lower level which has a patio and crushed grey slate pathway to the rear pedestrian gate.



##### **GARAGE**

Single garage in a block which is located to the rear of the property with an up and over door plus lighting and power.

##### **DESIGNATED PARKING SPACE**

This is located close to the garage.

##### **ESTATE CHARGE**

As with most new developments, there is an estate charge which goes into a fund for the upkeep of the development which includes gardening, lighting and road maintenance. This is currently in the region of £500 approximately to be paid bi annually. We understand the cost is reviewed yearly and can be paid in instalments.

##### **COUNCIL TAX BAND D**

**SERVICES** Mains drainage water, electricity and gas.

##### **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.