



Falmouth

A semi-detached family home
Extremely popular residential location
Three bedrooms
Lounge, kitchen/dining room
Family bathroom/wc combined
Single garage and driveway parking
Front and enclosed South facing rear gardens
UPVC double glazing and gas central heating
Available immediately with 'no onward chain'
Internal viewing highly recommended

Guide £325,000 Freehold

ENERGY EFFICIENCY RATING BAND D

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

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REF: SK7190



Kimberley's are delighted to bring to the market this three-bedroom SNW built, semi-detached family home. Situated in the highly sought after residential location in Golden Bank. Sold with the benefit of 'no onward chain'.

Ideally positioned within easy reach of Falmouth's stunning coastline, the property offers access to a variety of beautiful beaches, scenic coastal walks, and a range of local amenities. It also lies in close proximity to well-regarded junior schools and the highly respected Falmouth Secondary School.

In brief accommodation comprises of an entrance hall with staircase to the first floor, lounge, kitchen/dining room and on the first floor there are three bedrooms and a family bathroom. Outside lies good sized, South facing enclosed rear gardens and to the front there is a further lawned garden and single garage with driveway parking in front.

As the vendor's sole agents we highly recommend a viewing to secure this property.

Please call to secure your appointment today.

THE ACCOMMODATION COMPRISES:

UPVC double glazed door into an entrance hall, radiator, telephone point and staircase rising to the first-floor landing. Door to:

LIVING ROOM 4.42m (14'6") x 3.81m (12'6")

UPVC double glazed window overlooking the front garden, focal fireplace with mantle and hearth surround, laminate flooring, central ceiling light, coved cornicing, radiator, TV aerial point, useful understairs storage cupboard housing a fuse box and meter. Door to:



KITCHEN/DINER 4.75m (15'7") x 3.17m (10'5")

A lovely light bright kitchen/diner, fitted with a range of matching wall and base units, roll top surfaces, stainless steel sink drainer with mixer tap, part tiled walls, space for a freestanding electric oven with extractor fan over, space and plumbing for a washing machine, radiator, coved cornicing. UPVC double glazed window and UPVC double-glazed door to side access, further UPVC double sliding door leading onto the delightful South facing enclosed rear garden.



LANDING

Doors to the three bedrooms and family bathroom, loft hatch access, coved cornicing, useful airing cupboard with shelved storage.

BEDROOM ONE 4.22m (13'10") x 2.84m (9'4")

UPVC double glazed window overlooking the enclosed South facing rear garden, carpet, radiator, central ceiling pendant light, coved cornicing.

**BEDROOM TWO 3.43m (11'3") x 2.57m (8'5")**

UPVC double glazed window overlooking the front aspect, carpet, radiator, central ceiling pendant light, coved cornicing.

**BEDROOM THREE 2.11m (6'11") x 2.39m (7'10")**

UPVC double glazed window overlooking the front aspect, carpet, radiator, central ceiling pendant light, coved cornicing.

**BATHROOM 1.65m (5'5") x 2.11m (6'11")**

UPVC obscured double glazed window, with a white suite comprising of low-level WC, enclosed bath with Mira Sport electric shower over, wash hand basin, hot and cold mixer tap, fully tiled, heated towel rail.

**OUTSIDE****GARDENS**

To the front of the property there is a path leading to the front door and the driveway which provides off road parking for multiple vehicles that leads to the attached single garage. It also has the benefit of side access to the rear garden.

The enclosed rear garden is South facing and can be accessed from the UPVC double glazed door to the side or the UPVC double glazed French doors from the kitchen. Fully enclosed by fencing, mainly laid to lawn, large hardstanding area and further patio and a variety of mature shrubs. It enjoys a sunny aspect, perfect for sitting, relaxing or entertaining friends and family.

GARAGE 5.21m (17'1") x 2.59m (8'6")

A single pitched roof garage with up and over door, with light and power.





COUNCIL TAX

Band C

SERVICES

Mains drainage, gas, electricity and water.

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.

