



Constantine

End of terrace three bedroom cottage
Character and charm
Located in the desirable village of Constantine
Dual aspect living room with wood burner
Large conservatory to the rear
Bathroom upstairs, wet room ground floor
Long mature garden to the rear
Outbuildings/storage
Off road parking to the front
Offered as a chain free transaction

Guide £375,000 Freehold

**ENERGY EFFICIENCY RATING
BAND E**

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

01326 311400
www.kimberleys.co.uk

REF: SK7200



Kimberleys are proud to offer for sale this deceptive spacious double fronted end of terrace property located on Fore Street in the very desirable village of Constantine.

The spacious property boasts character and charm with its blend of modern and traditional features throughout. This includes a wood burner sitting on a granite hearth, oil fired Rayburn oven, exposed beamed ceilings, sash windows and window seats. Modern features include a recently fitted ground floor shower/wet room in addition to the first-floor bathroom, central heating and a large conservatory to the rear. The property offers a large living room with a feature wood burner, traditional kitchen/ diner with a range of wall and base units, matching kitchen island, dining area with granite fireplace housing an oil-fired Rayburn oven with hot plates, oven and central heating facilities. A shower room in addition to the family bathroom on the first floor, conservatory to the rear with half walls, windows overlooking the rear and side, patio doors overlooking the rear garden.

The popular village of Constantine has a host of amenities at hand, including two convenient stores with off licences, The Tolman Centre and museum that host several events, Constantine social club with its recreation child facilities, a bowling green where the village has its own team, along with cricket and football teams. Other facilities include a doctors surgery, a highly regarded primary/junior school, Constantine parish church, the Cornish Arms public house and the Trengilly Wartha Inn just outside the village. There is also a local bus service that provide transport links from Helston to Falmouth.

As our clients sole agents we thoroughly recommend an internal viewing.

Why not call our office for a personal viewing today!

THE ACCOMMODATION COMPRISES:

A driveway with parking, path leading through a mature well stocked garden, granite steps leading up to an impressive wooden front door opens to:

LIVING ROOM 5.18m (17'0") x 3.96m (13'0")

A spacious traditional dual aspect room with exposed beamed ceilings complimented by wall lights, feature villager free standing wood burning stove sitting on a granite hearth, a small paned double glazed sash window with window seat to the front, a UPVC double glazed window overlooks the conservatory and the rear, a built in book case and an attractive wooden floor, door to the modern wet room/WC.



SHOWER ROOM

In addition to the family style bathroom, there is a recently added wet room with a shower, low level WC, a sink, extractor fan single light and a wall mounted heater.



KITCHEN/DINER 5.18m (17'0") x 3.96m (13'0") **Kitchen**

A dual aspect room with a small pane double glazed sash window and window seat overlooking the front garden, UPVC double glazed windows with timber shutters overlooking the rear and the outbuildings. A traditional kitchen with a range of wall and base units, matching island with solid wood doors and door fronts, roll top work surfaces, tiled splashback, stainless steel sink with mixer taps and drainer, slimline dishwasher, recess for cooker.



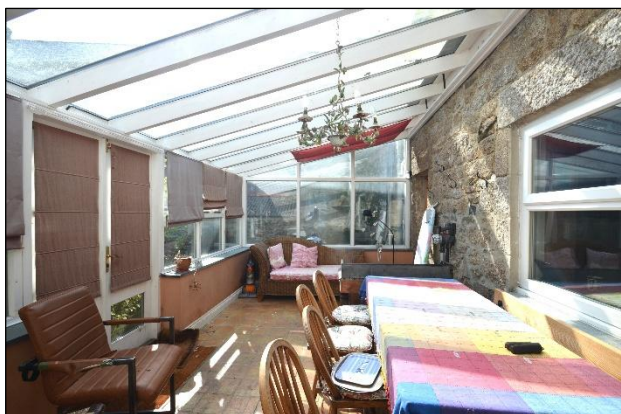
DINING AREA

Granite fireplace houses an oil-fired Rayburn oven with hot plates and central heating facilities, exposed beamed ceilings with spotlights, fuse box, under stair storage area, tiled slate floor, from the kitchen a traditional door opens to a large conservatory.



CONSERVATORY 6.35m (20'10") x 3.12m (10'3")

With a glass double glazed roof and windows sitting on a half wall with slate sills overlooking the rear and side. Power and lighting, finished with a tiled floor, a pair of patio doors open onto the rear path leading to the outbuildings and the garden.



STAIRS AND LANDING

A close tread staircase with balustrade leads to the first floor, with downlights, access to the attic, doors to the bathroom and three bedrooms.

BATHROOM

A spacious bathroom comprising of a piece suite, a panelled bath, separate shower cubicle with electric shower, low level WC and a pedestal hand wash basin, radiator, wall mounted heater, heated towel rail, timber clad walls, downlights, extractor fan and a UPVC double glazed window to the rear.



BEDROOM ONE 4.11m (13'6") x 3.43m (11'3")

A small paned double glass sash window with window seat outlook to the front, radiator, plastered ceiling with ceiling light, storage cupboard/airing cupboard and finished with a carpeted floor.



BEDROOM TWO 3.96m (13'0") x 2.74m (9'0")

A small paned double glazed sash window with window seat overlooking the front garden, alcove, built in wardrobe, radiator, timber floor, plastered ceiling with centre light.



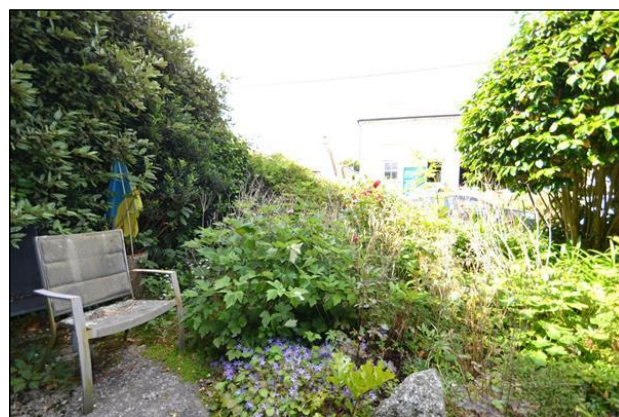
BEDROOM THREE 3.89m (12'9") x 2.36m (7'9")

With a range of large built-in wardrobes, radiator, shelving, UPVC double glazed window with window seat overlooking the rear, plastered ceiling with ceiling light, finished with a timber floor.



OUTSIDE

Outside the property there is a driveway that provides parking, a garden to the front and the main garden to the rear. A path leads to the rear of the property where there are three outbuildings, two belong to the property, a path leads past the neighbouring garden where there is an impressive mature garden mainly laid to lawn, with a range of trees and shrubs.



GARDEN

At the rear there are two stone outbuildings used for storage, oil tank, a path leads behind the neighbour's garden to a larger mature garden at the rear with lawns and apple trees.



AGENTS NOTES

The garden immediately behind the property is a neighbour's garden, this property's garden is accessed via a pathway, also the right of way to the right of the property is for the neighbours to access their outbuilding and garden.

COUNCIL TAX BAND C

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