



Penryn

Semi-detached property
Ideal as a home or investment
Single garage in a block and parking
UPVC double glazing throughout
Generous lounge/dining room
Fitted kitchen with appliances included
Double bedroom, luxurious bathroom/wc in white
Mediterranean style courtyard
Close to local amenities
Being sold with 'no onward chain'

Guide £220,000 Freehold

**ENERGY EFFICIENCY RATING
BAND D**

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

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REF: SK7196



A fantastic opportunity to own this delightful and well-appointed one bedroom house which is set in a favoured residential location on the outskirts of Penryn, close to local amenities, schools, the university campus at Tremough, various sports clubs and within walking distance of the branch line station at the far end of Kernick Road.

This perfectly formed house was built by Messrs Wimpy Homes in the 1980's and over the years this development has matured into a lovely environment in which to live. Featuring pleasing red brick elevations complemented by UPVC double glazed windows and doors giving a lower maintenance exterior, Rionte independent electric ceramic heaters, fitted kitchen with oven and hob, built in wardrobes and all floor covers included in the sale.

The accommodation includes a reception hall, fitted kitchen, a lounge/dining room with doors leading to a courtyard garden, a generous double bedroom with built in wardrobes and a luxurious bathroom/WC in white.

Outside the property, the paved patio enjoys a sheltered yet sunny aspect and at the front of the house, there is another area to sit and enjoy the morning sun, this covered with 40mm blue slate over a thick breathable weed mat. A detached single garage with lighting and power is literally just a few yards away from your front door.

In our opinion this house is perfect for first time buyers, an investment purchaser looking to add to property portfolio or maybe a good lock up and leave bolt hole for someone who enjoys travelling.

As the owners sole agents we thoroughly recommend an immediate viewing to avoid disappointment.

Why not call for a personal viewing today!

THE ACCOMMODATION COMPRISES

A pathway leads from the parking and garage area to an UPVC double glazed front door opening into a reception hall, a bright introduction to the property with laminate flooring, Rionte electric ceramic heater, staircase to the first floor, wall mounted electric meter and consumer box. Doorway to:

FITTED KITCHEN 2.18m (7'2") x 1.75m (5'9")

Fully equipped with a range of matching wall and base units in high gloss white, brushed steel handles, wooden effect roll topped work surfaces and ceramic tiling over, single stainless steel sink unit with contemporary easy on swan neck chrome mixer tap,

inset electric hob with single fan assisted oven under, stainless steel and glass cooker hood over, space and plumbing for washing machine, ceramic tiled flooring, UPVC double glazed window with Roman blind over enjoying a pleasant outlook over the courtyard gardens, central ceiling spotlight.



LOUNGE 3.68m (12'1") x 3.61m (11'10")

A generous living dining room, with space for dining room table and chairs as well as the usual lounge furniture, laminate wood flooring, electric ceramic heater, UPVC double glazed door giving access to the rear Mediterranean style courtyard gardens and flank double glazed window alongside, TV aerial point, under stairs storage cupboard, coved cornicing, central ceiling light, four panelled internal door.



STAIRCASE FROM ENTRANCE HALL TO FIRST FLOOR LANDING

Access to deep wardrobe and storage cupboard, Rionte' electric ceramic heater, access to insulated loft space.

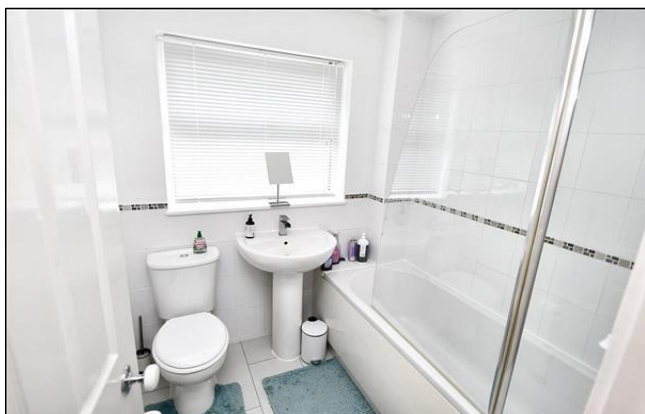
DOUBLE BEDROOM 3.96m (13'0") x 2.67m (8'9")

A well-proportioned double bedroom which has a UPVC double glazed window enjoying a pleasant outlook over the gardens, laminate wood flooring, Rionte electric ceramic radiator, deep airing cupboard with lagged cooper cylinder immersion and slated shelving, deep double fitted wardrobe cupboard housing hanging space and shelving, TV aerial point, coved cornicing, four panelled internal door.



BATHROOM 1.90m (6'3") x 1.83m (6'0")

Luxuriously appointed with white suite comprising panelled bath, contemporary chrome waterfall mixer tap, Triton electric shower, fully tiled surround and glass screening, pedestal wash hand basin again with contemporary chrome waterfall mixer tap, low flush wc, ceramic tiled flooring, towel rail, frosted double glazed window, panelled internal door.



OUTSIDE

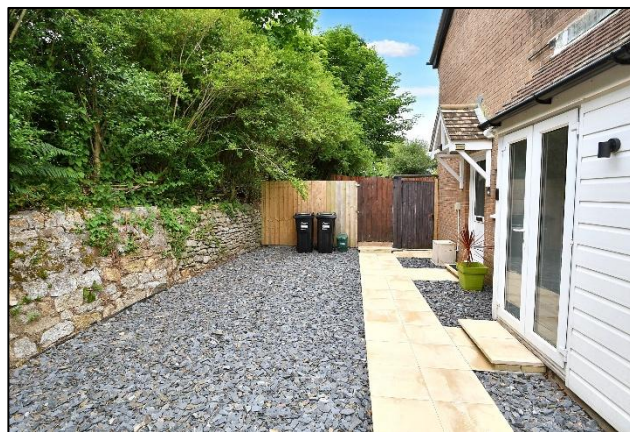
GARDEN

To the side of the house with access via a locking gate is a fully enclosed Mediterranean style paved courtyard garden which is easily maintained and this enjoys a sheltered aspect and plenty of sun during the afternoon.



SINGLE GARAGE 5.03m (16'6") x 2.44m (8'0")

With metal up and over door, eaves storage, lightening and power. This is located in the parking area just before the house, a pathway leads from the garage to the front door on the right-hand side and to the left there is a low maintenance courtyard area laid with 40mm Blue Slate providing an area to sit and enjoy the morning sunshine.





SERVICES

Mains drainage, water and electricity.

COUNCIL TAX

BAND A.

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.

