



Falmouth

A mid-terrace townhouse
Requiring updating and modernisation
Three bedrooms, shower room
Lounge, dining room and breakfast room
Shower room and separate wc
Walking distance to town centre and beaches
UPVC double glazed windows and doors, gas central heating
Delightful courtyard garden
Garage and off road parking space
Benefit of being sold with 'no onward chain'

Guide £350,000 Freehold

**ENERGY EFFICIENCY RATING
BAND D**

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

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www.kimberleys.co.uk

REF: SK7220



We are delighted to bring to the market for the first time in over 50 years this three bedroom, mid-terrace town house set in a favoured position and within walking distance to Falmouth's town centre.

Requiring updating and modernisation throughout, this charming town house offers the perfect opportunity for those looking to create a home tailored to their own personal taste and requirements.

The property is conveniently situated for Falmouth town centre and local primary, junior, and senior schools. There are excellent transport links with the property being on a bus route and just a short walk from Penmere train station, which has a branch line running between Falmouth Docks and the cathedral city of Truro. The area is renowned for its stunning natural beauty, boasting some of the finest sailing waters in the country, along with a wide selection of beaches and scenic coastal and countryside walks.

With accommodation in brief comprising; a welcoming entrance hall, lounge with bay window, separate dining room, breakfast room, kitchen and rear porch to the ground floor. To the first floor there are three bedrooms and a shower room and separate wc. To the rear of the property is a courtyard garden offering a great place to relax and enjoy the outdoors. This low-maintenance area is perfect for creating your own peaceful retreat.

With the added benefit of no onward chain, this facilitates a smooth and swift transaction, making it ideal for those looking to move quickly.

As our client's sole agent, we thoroughly recommend an internal viewing to fully appreciate what this property has to offer.

Why not call for your personal viewing today?

ACCOMMODATION COMPRISES

To the front there lies a small garden with raised flowerbed, tiled path leads to the front door.

INNER PORCH

UPVC double glazed door, half height panelled walls with dado rail, carpet, wooden glazed door to

ENTRANCE HALL

Stairs with wooden balustrade ascend to the first floor that provides a storage recess below, carpet, ceiling light, radiator and doors to principal rooms.

LIVING ROOM 3.48m (11'5") x 3.81m (12'6") measured into recess, plus bay window.

A delightful living room with UPVC bay window to the front aspect, feature inset electric fire (not tested), recessed shelving with cupboard below, internal

window looking through to dining room, two wall lights, central ceiling light, cornicing, radiator, carpet.



DINING ROOM 3.53m (11'7") x 3.33m (10'11") measured into recess.

Feature tiled fireplace with independent gas fire (decommissioned), two wall lights, central ceiling light, cornicing, radiator, carpet, fully glazed wooden door with windows above opening to:



REAR PORCH

A useful multi functioning space that provides direct access onto the rear garden through an UPVC double glazed door with wooden side window, polycarbonate roof, power and lighting, further door leads to:



BREAKFAST ROOM

UPVC window to side, wall mounted independent gas fire (not tested), central ceiling light, carpet, wood glazed door to:

KITCHEN 3.25m (10'8") x 2.77m (9'1")

Enjoying a pitched ceiling and UPVC double glazed dual aspect windows, fitted with a range of wall and base units, one and a half bowl stainless steel sink unit with drainer, chrome mixer tap, part tiled walls, space for washing machine, fridge/freezer, space and gas point for cooker, extractor fan, electric consumer unit, ceiling light, wooden door to rear porch.



LANDING

Split-level landing with handrail, access to attic space, central ceiling light, radiator, carpet, useful storage cupboard, doors to:



WC

UPVC double glazed obscure window to side aspect, low level wc, part tiled walls, central ceiling light, extractor fan, glazed wooden door.

SHOWER ROOM

UPVC double glazed obscure window to the rear aspect, easily accessible tiled shower with electric shower and riser rail, vanity sink unit with cupboard under, wall mounted cabinet with mirrored doors, large built in cupboard housing the gas combination boiler with shelved storage, further vanity area with

work surface with shelf and mirror over, extractor fan, central ceiling light, access to attic space.



BEDROOM ONE 3.68m (12'1") x 3.10m (10'2") Plus recess.

UPVC double glazed window to the front aspect, recessed shelved storage, carpet, radiator, central ceiling light.



BEDROOM TWO 3.68m (12'1") x 3.10m (10'2") measured to fireplace.

UPVC double glazed window to the rear aspect, two built-in wardrobes with hanging rail and storage cupboard over, carpet, central ceiling light.



BEDROOM THREE

UPVC double glazed window to the front aspect, sliding wooden door, carpet, central ceiling light.



OUTSIDE

REAR GARDEN

To the rear lies a courtyard garden bordered by a variety of shrubs and plants, mainly red brick paving providing a delightful space to sit, relax and entertain friends and family, pathway leading to the garage and access to the service lane through a wooden gate to the parking space.

GARAGE

With up and over door, UPVC window and wooden door to the side, power and lighting.

TENURE Freehold

COUNCIL TAX Band C.

SERVICES Mains gas, electricity, water and drainage

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.



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Some of items such as bathroom suites are representations only and may not look like the real items. Made with Maco Snappy 360.

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