



Falmouth

A semi detached family home
Spacious and versatile three/four bedroom accommodation
Popular residential accommodation close to amenities
Enclosed rear garden with workshop, lawns and patios
UPVC double glazing throughout
UPVC double glazed conservatory to the rear
Very Well presented throughout
Off road parking facilities
Walking distance to town centre, train station and Swanpool
Being sold as a 'chain free' transaction

Guide £347,500 Freehold

ENERGY EFFICIENCY RATING
BAND F

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

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REF: SK7239



A semi-detached, spacious and versatile, three/four bedroom property which is being offered for sale in excellent decorative order throughout and set within a popular residential location close to local amenities.

The accommodation in brief comprises; entrance hallway with staircase leading to the first floor landing, dual aspect living room, fourth bedroom/further reception room, shaker style kitchen, conservatory, utility and cloakroom/wc on the ground floor. To the first floor there is a generous landing and doors leading to the shower room and three generous bedrooms. The rear of the property enjoys fine views over the surrounding area and woodland in the distance.

Outside the property, a gravelled parking area with path leads to the front door and to the rear, there is an enclosed garden with lawns, several patios, 15' garden shed/workshop.

The property is situated in a popular and convenient location less than 1 mile from Falmouth town centre and the sea front. There are many local amenities close by including the local Co-operative convenience store, the Boslowick parade of shops and a petrol station/general store at the foot of Penmere Hill. The railway station at Penmere connects Falmouth to the cathedral city of Truro which in turn connects to the mainline Penzance to London Paddington route. There are three primary schools all within walking distance with Swanpool Beach and Nature Reserve being easily accessible.

We have been advised by the vendors that the property will be offered for sale 'chain free.'

An early viewing to fully appreciate the properties finish, spacious accommodation and its versatility.

THE ACCOMMODATION COMPRISES:

All dimensions approximate.

Accessible from Boslowick Road there is off road parking facilities for three vehicles on a gravelled driveway. A path leads to the side and front door.

UPVC DOUBLE GLAZED FRONT DOOR TO:

ENTRANCE HALLWAY

Plastered coved ceiling with ceiling light, area for shoes etc., broadband point, closed tread staircase with balustrade leads to the first floor landing, feature tiled floor, doors to the living room and bedroom four/reception room.

LIVING ROOM 5.74m (18'10") x 3.30m (10'10")

A light dual aspect room with a feature fireplace providing a focal point housing a freestanding wood

burner with slate hearth and timber surround and mantle, coved plastered ceiling with ceiling light, wall mounted electric radiator, UPVC small paned windows with an outlook to the front, UPVC double glazed patio doors opening to the conservatory. This area is finished with a light timber effect floor. Door to kitchen and hallway.



KITCHEN 3.20m (10'6") x 2.59m (8'6") maximum measurement.

A traditional shaker style kitchen comprising; a wide range of base and wall units comprising of cupboards and drawers with metal door furniture, marble effect roll top worktops with complementary tiled splash backs incorporating a stainless steel sink with drainer and mixer tap, built-in electric oven and matching four-ring hob with extractor canopy over, recess and plumbing for dishwasher, recess for refrigerator. UPVC small pane effect double glazed window with a pleasant outlook over the enclosed rear garden, plastered coved ceiling with spotlights on stainless steel bar, door to useful storage cupboard/larder, doors to utility room and cloakroom/wc combined.



UTILITY ROOM 1.30m (4'3") x 1.22m (4'0")

A matching roll top work surface with power and plumbing for washing machine and dryer, UPVC frosted double glazed window to the side elevation, coved ceiling with ceiling light, door to cloakroom/wc.

CLOAKROOM/WC

A useful additional low-level wc and wash hand basin with cupboard under. UPVC frosted small paned window to the rear, coved ceiling with centre light, finished with a tiled floor.

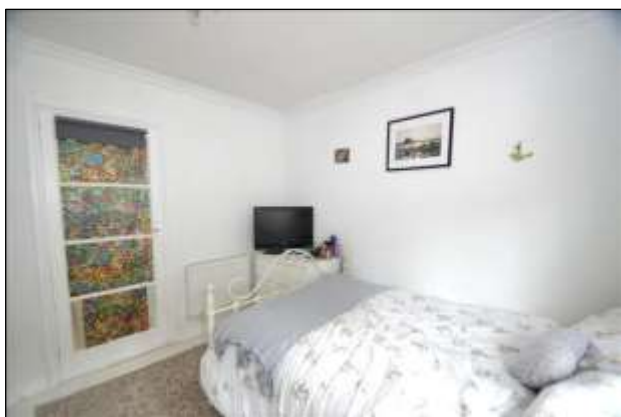
CONSERVATORY 3.23m (10'7") x 2.69m (8'10")

An attractive conservatory which flows on from the living room and provides an additional reception room. With half wall and UPVC small paned effect double glazed windows with an outlook over the gardens, wall mounted electric radiator, patio style doors opening to the patio and gardens, finished with a timber effect floor.



BEDROOM FOUR/RECEPTION ROOM 3.12m (10'3") x 3.28m (10'9") maximum measurements.

Currently a bedroom but can be used as a further reception if required. UPVC small pane effect double glazed window with an outlook to the front, wall mounted electric radiator, coved and plastered ceiling with ceiling light, door to hallway, finished with a timber effect laminated floor.



STAIRS AND LANDING

A closed tread staircase with bannisters leads to a light and airy landing with balustrade. UPVC small paned effect double glazed window with outlook over the area and woodland beyond. Coved ceiling with loft trap giving access to the roof space, carpeted floor, doors to a further hallway and bedrooms.

BEDROOM ONE 4.42m (14'6") x 3.20m (10'6")

UPVC small paned double glazed window overlooking the front and surrounding area, built-in bookshelf, wall mounted electric radiator, plastered and coved ceiling with ceiling light and finished with a laminated floor.



BEDROOM TWO 4.29m (14'1") x 2.97m (9'9")

With two built-in cupboards providing useful storage, UPVC small paned double glazed window to the front, plastered and coved ceiling with ceiling light, wall mounted electric radiator, finished with a carpeted floor.



BEDROOM THREE 2.44m (8'0") x 2.69m (8'10") maximum measurement.

With built-in wardrobe providing useful storage. UPVC small paned double glazed window to the area and woodland beyond towards Swanpool Nature Reserve.

SHOWER ROOM

A family shower room comprising of a three piece suite with shower cubicle housing an electric shower, glass screening. Low-level flush, pedestal wash hand basin. Coved ceiling with downlights, extractor fan, heated towel rail, spotlights, UPVC small paned double glazed frosted window. This area is finished with a laminated floor.



OUTSIDE

To the front of the property there is off road parking.

PARKING

The property has a gravelled parking area which provides off road parking for three vehicles. Gate to side providing access to the rear.

REAR GARDEN

The property has a delightful south facing, enclosed rear garden which comprises of a lawned area with a range of patios and seating areas where you can enjoy the sunny aspect.



GARDEN SHED/WORKSHOP 4.57m (15'0") x 3.05m (10'0") Of timber construction with windows to the side.



VIEW



SERVICES Mains electricity, water and drainage.

COUNCIL TAX Band B.

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.

