



Falmouth

A spacious mid-terraced home
Large, enclosed rear garden
Patos and lawns with vegetable patch
Pleasant outlook to the rear over gardens and woodland
Two double bedrooms
Gas central heating with recent boiler
UPVC double glazing throughout
Walking distance to town centre, train station & Swanpool
Ideal home or investment opportunity
Early viewing highly recommended

Guide £265,000 Freehold

AWAITING EPC

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

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REF: SK7295



A spacious, two bedroom residence with a large rear garden having patio areas and lawns set within a popular residential location close to local amenities, train station and nature walks.

The accommodation that has the benefit of gas central heating and UPVC double glazing throughout comprises; entrance hallway with staircase leading to the first floor landing, door through to a living room with an outlook over the front. A further door leads to a 15'6" kitchen/diner with the dining area having views over the garden and woodland beyond. On the first floor there is a landing with doors leading to a spacious bathroom with a jacuzzi style bath and two generous double bedrooms.

Outside the property, to the front, is a low maintenance garden with path leading to the door, however the majority can be found to the rear.

The rear gardens are delightful and a pleasant surprise for a property of this type as they are of a generous size and comprises a range of patios, lawns and vegetable plot plus a productive apple tree.

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 which is a short walk from the property, connects Falmouth to the cathedral city of Truro and 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. Below the property is a recreational field which provides a pleasant space.

An early viewing is highly recommended to fully appreciate the accommodation and gardens on offer.

Why not call for your appointment to view today?

THE ACCOMMODATION COMPRISES:

All dimensions approximate.

Accessed from Boslowick Road, there is a path and front garden which leads to the front door.

UPVC DOUBLE GLAZED FRONT DOOR TO:

ENTRANCE HALLWAY

With a UPVC double glazed window with outlook to the front, coat hooks, fuse box, closed tread staircase with handrail leads to the first floor landing, plastered ceiling, timber small paned door opening to:

LIVING ROOM 3.76m (12'4") x 3.76m (12'4")

Having a large UPVC double glazed window to the front of the property, textured coved ceiling with ceiling light, dado rail, radiator, door to useful under stairs storage cupboard, finish with a carpet, timber small paned glazed door opening to kitchen.



KITCHEN/DINER 4.72m (15'6") x 2.92m (9'7")

A fitted kitchen with a range of base and wall units comprising cupboards and drawers with solid wood doors and metal door furniture, granite effect roll top work surfaces with tiled splash back and incorporating a stainless steel 1 1/2 bowl sink with drainer and mixer tap, recess for cooker with tiled splash back, recess for washing machine or dishwasher, wall mounted recently fitted gas combi boiler, textured coved ceiling, two UPVC double glazed windows with fine views overlooking the garden and woodland beyond, vinyl flooring, UPVC double glazed rear door opening onto the patio and gardens.





FIRST FLOOR

STAIRS AND LANDING

Enclosed tread staircase with banister rail leads to the landing having a textured ceiling, loft hatch with access to the roof space, ceiling light, panelled doors to the bathroom and bedrooms.



BATHROOM 2.74m (9'0") x 2.21m (7'3")

A large bathroom with a three piece suite comprising; a corner bath with Jacuzzi style system, tiled splash back and shower attachment over, low-level wc and pedestal wash hand basin, part tiled walls, UPVC double glazed frosted window, textured and coved ceiling with ceiling light, airing cupboard and radiator.



BEDROOM ONE 4.75m (15'7") x 3.05m (10'0")

A spacious double bedroom with UPVC double glazed window to the front, textured ceiling with ceiling light, radiator and finished with a carpet.



BEDROOM TWO 3.73m (12'3") x 2.44m (8'0")

Another double bedroom with UPVC double glazed windows with impressive views over the rear garden and woodland beyond, textured ceiling with ceiling light, radiator, finish with a carpet.

OUTSIDE

FRONT GARDEN

A low maintenance front garden with a path leading to the front door whilst the majority can be found at the rear.

REAR GARDEN

An impressive long, generous garden with a range of patio areas with steps leading down to a garden shed, lawns with apple trees and vegetable patch.





COUNCIL TAX Band B.

SERVICES Mains drainage, water, electricity and gas.

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.

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