



Flushing

A charming two bed cottage
Ideal home or investment
Cosy lounge with feature fireplace, wood burner
Farmhouse style kitchen
Family bathroom
Electric heating throughout
On street parking
Located in the sought after village of Flushing
Being sold with the benefit of no onward chain
Viewing highly recommended

Guide £330,000 Freehold

**ENERGY EFFICIENCY RATING
BAND E**

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

01326 311400
www.kimberleys.co.uk

REF: SK7302



Kimberley's are delighted to bring to you this well presented two-bedroom terraced cottage situated within the popular harbourside village of Flushing.

The property has been much improved and updated. The popular village of Flushing is located on the banks of the Penryn River and sits opposite the harbour town of Falmouth which is served by a regular ferry service. The village offers a good range of facilities including a village store offering local produce, a well appointed primary/junior school. The traditional Royal Standard public house and newly fitted Harbour House public house, a short walk to Mylor yacht club which provides breakfast overlooking the harbour, furthermore comprehensive facilities can be found in the nearby towns of Penryn and Falmouth. The property would those looking to make this their home or as an investment.

Why not call to make an appointment today!



ACCOMMODATION IN BRIEF

Comprises of lounge with feature wood burner, bespoke shutter blinds throughout, kitchen with useful storage and utility area. Upstairs offer two bedrooms and a modern shower/bathroom.

ENTRANCE

From the entrance into front door, the kitchen with a wooden door leading into the lounge

LOUNGE 3.51m (11'6") x 3.66m (12'0")

A comfortable lounge with a feature fireplace including a wood burner as the focal point, bespoke shutters controlling light and privacy, a window seat, tiled flooring, two recess storage units, central ceiling Tiffany style uplighter.



KITCHEN 2.31m (7'7") x 2.08m (6'10")

Windows overlooking the front aspect with shutters, a Belfast sink with hot and cold mixer tap, splash back tiled surround, granite work surfaces, space for a cooker, space for a fridge freezer, tiled flooring and electric heater.



UTILITY AREA 3.35m (11'0") x 0.81m (2'8")

With space for a washing machine or dryer, a useful storage cupboard with hard flooring, space for coat and boot storage with a small window. There is a flying freehold with part of the bathroom of Number 21 being above it.



STAIRS LEADING TO FIRST FLOOR LANDING

With electric heater and access to attic space, doors leading to:



BEDROOM ONE 3.43m (11'3") x 2.39m (7'10")

A good size bedroom with lots of light, single glazed window overlooking the front elevation with bespoke shutters, carpets, central Tiffany style ceiling up light, focal fireplace with surround.



BEDROOM TWO 3.51m (11'6") x 2.24m (7'4")

L-shaped bedroom with single glazed window with stained glass, bespoke shutters, carpet, wooden door, and Tiffany style up light.



BATHROOM 2.36m (7'9") x 1.14m (3'9")

A narrow fully tiled bathroom with low level wc, white bath with shower over, vanity unit and lino flooring



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.



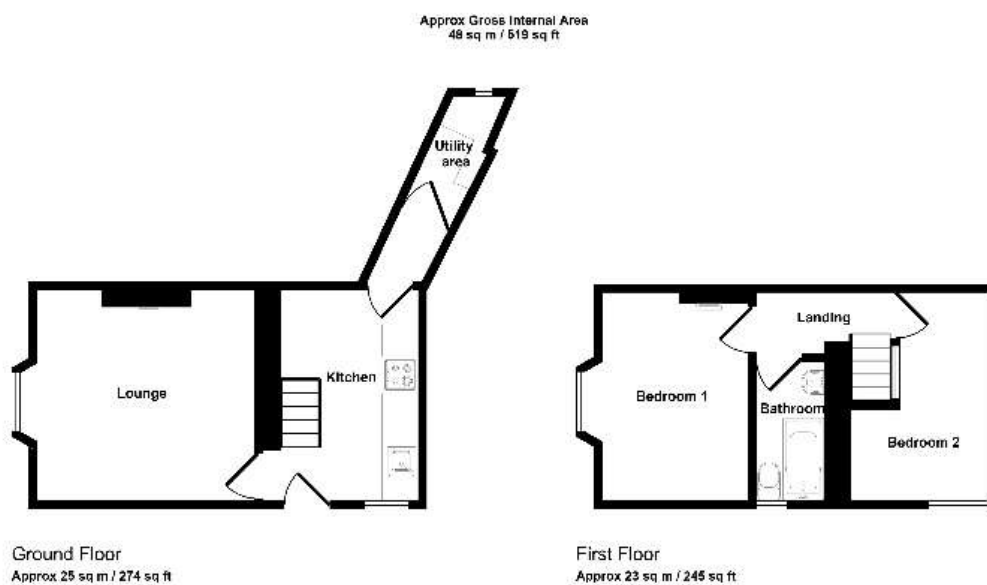


COUNCIL TAX BAND B

SERVICES Mains drainage and electricity.

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. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Mace Groupy 360.

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