



## Falmouth

A three bedroom mid terrace home  
Spacious dual aspect lounge  
Fitted kitchen/breakfast room  
Family bathroom/wc  
UPVC double glazing and gas central heating  
Enclosed front and rear gardens  
Close to all amenities  
Ideal home or investment opportunity  
Available with 'no onward chain'  
Viewing highly recommended

Guide £275,000 Freehold

**ENERGY EFFICIENCY RATING  
BAND C**

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



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[www.kimberleys.co.uk](http://www.kimberleys.co.uk)

REF: SK7305

Kimberley's are delighted to bring to the market this well maintained, three bedroom terraced house set in a convenient location close to local amenities and a short walk from Falmouth's Yacht Marina and Falmouth town centre.

The property that benefits from UPVC double glazing and gas central heating has accommodation in brief comprising; entrance hall/kitchen, dual aspect lounge and a bathroom to the ground floor. To the first floor there are three good sized bedrooms. Outside, there are enclosed front and rear gardens. The property also has the benefit of a clear Mundic block test carried out in 2012.

As the owner's sole agents, we highly recommend an early appointment to view.

Why not call for your appointment to view today.

#### *THE ACCOMMODATION COMPRISES:*

Double glazed front door opening to:

#### *ENTRANCE HALL*

With carpet and doors leading to the kitchen, dual aspect lounge and ground floor bathroom. A staircase rises to the first floor landing.

#### *LOUNGE 4.90m (16'1") x 3.45m (11'4")*

A spacious bright reception room with UPVC double glazed windows to the front and rear elevations and having a feature fireplace with inset coal/wood burning stove with stone hearth, carpet, radiator.



#### *KITCHEN/BREAKFAST ROOM 2.77m (9'1") x 2.51m (8'3") plus 2.41m (7'11") x 1.83m (6'0")*

Fitted with a range of wall base and drawer units with roll top work surfaces incorporating a 1 1/2 bowl stainless steel sink with mixer tap over and space for under counter refrigerator and freezer, space and plumbing for washing machine, wall mounted Worcester boiler, electric consumer unit, UPVC double glazed windows to the front and rear, obscure glazed UPVC door to the rear, tiled splash back, ceramic tiled flooring, ceiling spotlights.



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.

### BATHROOM/WC 2.29m (7'6") x 1.60m (5'3")

Fitted with a four piece suite comprising of a bath with separate hot and cold taps, separate shower cubicle, low-level flush wc, pedestal wash hand basin with mixer tap, fully tiled walls, tiled flooring with under floor heating, obscure UPVC double glazed window to the rear elevation, chrome ladder style heated towel rail.



### STAIRCASE FROM ENTRANCE HALL TO:

### FIRST FLOOR LANDING

Having access to the roof space and the three first floor bedrooms.

### BEDROOM ONE 4.90m (16'1") x 2.69m (8'10")

With UPVC double glazed windows to the front and rear elevations. To the front there are elevated far reaching countryside views. Neutrally decorated and having a carpet and radiator.



### BEDROOM TWO 4.09m (13'5") x 2.39m (7'10")

With UPVC double glazed window to the front elevation having views, carpet, radiator, telephone point, large over stairs storage cupboard and a feature fireplace in situ.

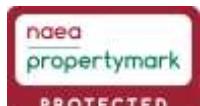


### BEDROOM THREE 2.44m (8'0") x 2.44m (8'0")

With UPVC double glazed window to the rear elevation overlooking the enclosed rear garden, carpet, radiator.



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## OUTSIDE

To the front there is a gateway from the pavement which opens up onto a concrete pathway with steps leading to the front door. Either side of the pathway there are lawned areas and a paved area across the front of the property.

The rear garden is accessed from the back door through the kitchen and having a concrete pathway leading up to the rear pedestrian gate. There is a raised, gravel terraced area and areas of lawn plus a hard standing for the installation of a garden shed.



**COUNCIL TAX** Band B.

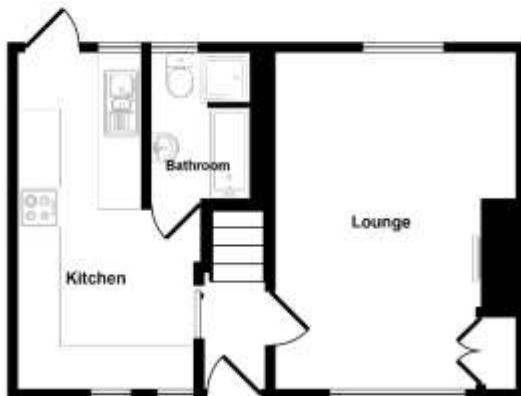
**SERVICES** Electricity, gas, water and mains drainage.

## 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.

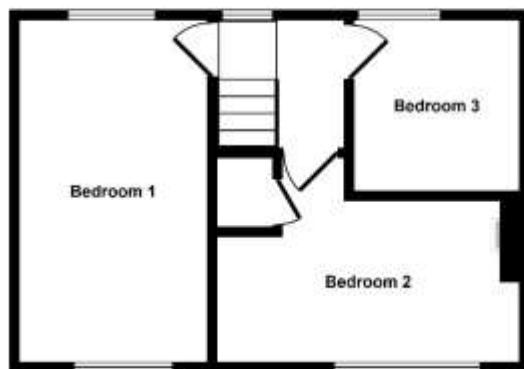


Approx Gross Internal Area  
66 sq m / 712 sq ft



Ground Floor

Approx 33 sq m / 356 sq ft



First Floor

Approx 33 sq m / 356 sq ft

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 bathrooms etc are representations only and may not look like the real items. Made with Make Snappy 360.

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