



Falmouth

Detached self contained holiday let
Private enclosed rear garden
Immaculately presented throughout
Contemporary open plan living
Fitted kitchen/dining/lounge
One double bedroom
Bathroom with three piece suite
Ample Parking
Ideally located close to Falmouth Golf Course and Swanpool Beach
Being sold with no onward chain

Guide £195,000 Leasehold

**ENERGY EFFICIENCY RATING
BAND D**

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

01326 311400
www.kimberleys.co.uk

REF: SK7311



A beautifully presented detached self-contained holiday let, immaculately maintained throughout, enough room comfortable modern accommodation.

The property itself benefits from an enclosed private garden, set separately from the main residence providing a peaceful outdoor space. Ideally located within proximity to the popular Swanpool Beach, this charming retreat features an open plan lounge, a well-appointed bathroom, a spacious double bedroom making it an ideal coastal getaway.

The bustling harbourside town of Falmouth is popular with locals and visitors alike and offers many retail and recreational facilities including The Princess Pavilion Gardens and Theatre, The Poly Theatre, The National Maritime Museum and a multi-screen cinema. Throughout the year Falmouth plays host to several festivals including The Sea Shanty and Oyster Festivals plus Falmouth Week with its sailing and shoreside events. Falmouth's famous sea front is always a hive of activity with walks around Pendennis Point and along the sea front taking you past Castle and Gyllyngvase Beaches.

An early viewing is highly recommended to fully appreciate this accommodation.

Why not call for your personal appointment to view today!



LOUNGE/DINER/KITCHEN 4.37m (14'4") x 4.27m (14'0")
Fitted with a range of wall and base units and drawers in shaker style complimented by splash backs, stainless steel sink and drainer with hot and cold mixer tap, space for a washing machine, with integrated fridge/freezer, dishwasher, integrated electric oven, gas hob with extractor fan over, laminated floor and indent 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.



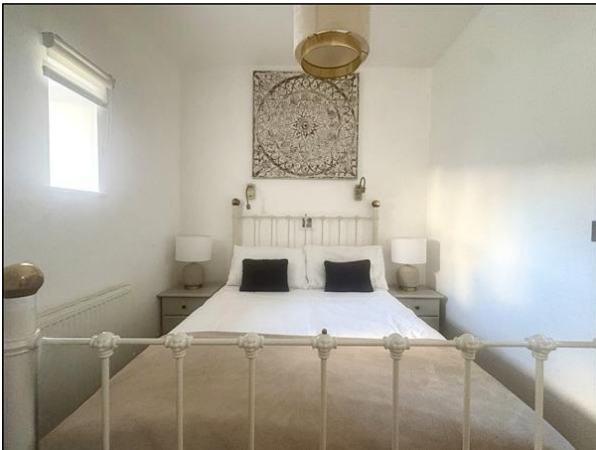
BATHROOM 2.46m (8'1") x 1.57m (5'2")

Three piece suite in white comprising of a low level wc, bath with shower over, sink, indent ceiling spotlights, laminate flooring and Velux window.



BEDROOM 2.74m (9'0") x 2.39m (7'10")

A lovely double bedroom with central ceiling pendant light, laminate flooring, UPVC double glazed window with recess allowing natural light, and the additional benefit of a loft storage hatch.



GARDEN

Adjacent to the property is an enclosed garden area laid to lawn, surrounded by a fence and a useful storage shed.



HOLIDAY HOME ONLY

Pennance Barns Management Company Ltd
Lease start date 09/09/2008 – 999 years
Service Charge –31/10/2025 paid annually
5.96% of total service charge as property is one bedroom (awaiting confirmation)
Each owner holds an equal 1/12th share of the freehold

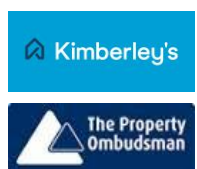
COUNCIL TAX BAND A

SERVICES Mains drainage, gas and electric.

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.





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.

