



## Flushing

A semi-detached family home  
Set in this popular riverside village  
Section 157 occupancy restrictions  
Wholly owned solar panels  
UPVC double glazed windows, doors and conservatory  
Oil-fired central heating by radiators  
Lounge, fitted kitchen/dining room, utility  
Three bedrooms, bathroom/wc  
Driveway parking for two large vehicles  
Delightful terraced rear gardens, summerhouse

Fixed Price **£350,000** Freehold

ENERGY EFFICIENCY RATING  
BAND C

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

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REF: SK7340



This semi-detached, double fronted, three bedroom house is set in a popular residential location at Orchard Vale, on the hill above this popular waterside village of Flushing which faces Falmouth across the Penryn River and being sold with the benefit of 'no onward chain.'

The house has been extended over the years to provide spacious accommodation which is ideal to meet the needs of a growing family.

The house has features including UPVC double glazed windows, doors and conservatory, oil-fired central heating by radiators, a focal point fireplace with log burning stove and all floor coverings included in the sale.

The well planned accommodation includes a reception hall, generous lounge with doors leading to a double glazed conservatory overlooking the rear garden, a fitted kitchen/dining room, utility room, three bedrooms and a bathroom/wc combined. Outside the house there is a gravel parking area for two large family vehicles and the rear, delightful, terraced gardens with summerhouse and timber garden shed.

The house has a Section 157 occupancy restriction which states that you must have lived or worked in Cornwall for a minimum of three years to be able to purchase this property.

As our client's sole agents, we thoroughly recommend an immediate viewing to secure this family home.

Why not call for an appointment to view today?

#### *THE ACCOMMODATION COMPRISES:*

Composite double glazed front door to:

#### *RECEPTION HALL*

With fitted carpet, staircase to first floor, access to principal rooms.

#### *LOUNGE 4.93m (16'2") x 3.38m (11'1")*

A bright dual aspect room with UPVC double glazed windows overlooking the front aspect, roller blind, multi-paned opening doors looking through the conservatory to the garden, a focal point wood burning stove on a raised slate hearth and painted surround, fitted carpet, double radiator, panelled internal door.



*KITCHEN/DINING ROOM 3.61m (11'10") x 3.00m (9'10") plus 3.61m (11'10") x 1.90m (6'3") - an average measurement of a highly irregular shape.*

Equipped with a range of matching wall and base units, roll top work surfaces and matching splash backs over, 1 1/2 bowl single drainer stainless steel sink unit with chrome swan neck mixer tap, electric ceramic hob and fitted stainless steel cooker hood over, dual aspect with double glazed windows overlooking the front garden, double glazed window looking through the conservatory to the garden at the rear, double radiator, pine flooring, inset ceiling spotlights, panelled internal door from the hallway.



*HALLWAY TO:*

*UTILITY ROOM 2.57m (8'5") x 2.34m (7'8")*

Dual aspect with double glazed windows overlooking the side and rear, roll top work surfaces, plumbing for washing machine below, double radiator, spotlights.



*UTILITY CUPBOARD*

Housing solar panel inverter unit, Grant oil-fired central heating boiler.

*CONSERVATORY 4.50m (14'9") x 3.86m (12'8")*

A fabulous quadruple aspect room with UPVC double glazed windows and doors, double glazed atrium roof, stone tiled flooring, double glazed door to outside.



*STAIRCASE FROM HALL TO FIRST FLOOR LANDING*

With UPVC double glazed window overlooking the garden, radiator.

*BEDROOM ONE 3.40m (11'2") x 3.12m (10'3")*

With double glazed window overlooking the front, built-in wardrobe cupboard, radiator, fitted carpet, panelled internal door.



*BEDROOM TWO 3.61m (11'10") x 2.49m (8'2") plus door recess 1.12m (3'8") x 0.81m (2'8")*

Having a double glazed window overlooking the front aspect, radiator, fitted carpet, panelled internal door.



*BEDROOM THREE 2.67m (8'9") x 2.31m (7'7")*

With radiator, fitted carpet, double glazed window overlooking the rear, panelled internal door.



*BATHROOM 2.29m (7'6") x 1.68m (5'6")*

With a white suite comprising; handled and panelled bath, chrome mixer tap, mixer shower, fully tiled surround and screening, frosted double glazed window, pedestal wash basin with contemporary chrome mixer tap, low flush wc, chrome ladder style heated towel rail.



### *OUTSIDE*

To the front of the property there is a wide, gravelled parking area with space for two family sized vehicles, a pathway and flowerbeds either side. At the rear of the house there are delightful terraced cottage style gardens with slate patio, raised rockeries with plants and shrubs, slate steps leading to the top level of garden with gravelled pathway and further raised beds, a timber summerhouse and garden shed.

### *SERVICES*

Mains drainage, water and electricity, oil-fired central heating.

*COUNCIL TAX* Band C.

### *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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