



## Constantine

Delightful character cottage  
Versatile accommodation  
A choice of one or two bedrooms  
UPVC double glazed conservatory  
Recent UPVC double glazing throughout  
Character and charm  
First floor bathroom  
Light and airy feel  
Located in the desirable village of Constantine  
Being sold with 'no onward chain'

Guide £210,000 Freehold

**ENERGY EFFICIENCY RATING  
BAND D**

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

01326 311400  
[www.kimberleys.co.uk](http://www.kimberleys.co.uk)

REF: SK7347



Kimberley's are proud to offer this spacious, traditional, one/two bedroom cornish cottage located on a side street off Fore Street and set in the very desirable North Helford village of Constantine.

The property was previously a two bedroom cottage but the current vendors have adapted the property for their personal needs, however it can be reverted back to the two bedrooms if required. This versatile accommodation has character and charm throughout with its blend of modern and traditional features. The property has undergone much improvement by the current vendors, recently had new UPVC double glazing throughout.

The accommodation in brief comprises: reception/living room with exposed beam ceiling, an L-shaped kitchen and a doorway that leads to a further living room/reception room (formally a bedroom) and a UPVC double glazed conservatory. On the first floor there is a gallery style landing, doors leading to a family bathroom and a double bedroom with a deep UPVC double glazed window overlooking the front aspect.

The popular village of Constantine has a host of amenities at hand including two convenience stores with off licences, the Tolman Centre and museum that hosts several events, Constantine Social Club with it's recreational child facilities, a bowling green where the village has its own team, along with cricket and football teams. Other facilities include a doctors surgery, a highly regarded primary/junior school, Constantine Parish Church, The Cornish Arms public house and the Trengilly Wartha Inn just outside the village. There is also a local bus service that provides transport links from Helston to Falmouth.

An internal viewing is strongly recommended to appreciate it's light and versatile accommodation.

#### *THE ACCOMMODATION COMPRISES*

A three quarter stable style door with stained glass windows opening on to:

#### *LIVING ROOM/RECEPTION ROOM 1 3.96m (13'0") x 2.74m (9'0")*

A UPVC double glazed window with window seat overlooks the front aspect, exposed beamed ceiling with lighting, electric fire, and finished with a timber floor. A doorway leads through to the stairwell and kitchen.



#### *KITCHEN 3.61m (11'10") x 3.12m (10'3")*

An L-Shaped kitchen with a range of wall and base units comprising of cupboards and drawers with timber doors, roll top work surfaces, tiled splash back, a sink with drainer and mixer tap, space for electric cooker, washing machine and tumble dryer, plastered ceiling with spot lights, finished with a tiled floor. A doorway leads to a further reception room that was previously a bedroom.



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.



**RECEPTION ROOM TWO/FORMER BEDROOM 4.52m (14'10") x 2.59m (8'6")**

Plastered covered ceiling with lighting, modern Dimplex high end quantum night storage heater, timber flooring, double glazed patio sliding doors opening on to the conservatory.



**CONSERVATORY 2.44m (8'0") x 2.06m (6'9")**

A UPVC double glazed conservatory, patio doors to a small area of Astro Turf outside.



**STAIRS AND LANDING**

A closed tread staircase with storage under leads to a half landing with shelving and a further flight of stairs leading to the first floor. This area is light and airy due to a sky light with doors to an airing cupboard, bathroom and bedroom. The airing cupboard has a modern hot water tank, emersion, shelving and a clothes rail.

**BATHROOM 3.12m (10'3") x 1.68m (5'6")**

Comprising of a three-piece suite, panelled bath with electric shower over, pedestal hand wash basin and a low level WC, plastered ceiling with light, wall mounted heater, heated towel rail, UPVC frosted double glazed window overlooking the rear.



**BEDROOM 3.99m (13'1") x 2.77m (9'1")**

A double bedroom with a deep UPVC double glazed window overlooking the front aspect, wall mounted heater, plastered ceiling with a centre light and wall lights, access to the loft and carpets.



**OUTSIDE** To the rear of the property there is a small area with Astro Turf and a gate leading to a rear lane.

**COUNCIL TAX** Band A.

**SERVICES** Mains drainage, electricity, heating electric, telephone and broadband.

**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.

SALISBURY ROAD  
221 sq.ft. (20.3 sq.m.) approx.



1ST FLOOR  
221 sq.ft. (20.3 sq.m.) approx.



TOTAL FLOOR AREA - 442 sq.ft. (40.6 sq.m.) approx.

Attention is drawn to the fact that the accuracy of the information contained herein, measurements of areas, volumes, weights and any other facts, the agent does not in any way warrant or guarantee. This plan is for information purposes only and should be used as such for any prospective purchase. The vendor, estate agent and agent's office do not warrant and/or guarantee as to their accuracy or otherwise and no part of this plan shall be relied upon.



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.

