



Constantine

An attractive, spacious cottage with modern features
Three generous bedrooms and first floor bathroom
Driveway with off road parking for two vehicles
A delightful garden with lawn and patios
Oil-fired central heating and UPVC double glazing throughout
Generous lounge, kitchen/dining room
Presented to a very high standard throughout
Located in the very desirable village of Constantine
Conveniently close to all local amenities
An internal viewing is highly recommended

Guide £395,000 Freehold

ENERGY EFFICIENCY RATING
BAND C

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

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REF: SK7346



An ideal opportunity to own this well presented three bedroom end of terrace cottage which is set in a prominent location at the entrance to the popular village of Constantine near Falmouth.

The cottage has been extended and much improved and now provides a delightfully bright living environment packed with features including oil-fired central heating by radiators, UPVC double glazed windows and doors, remodelled kitchen with appliances, laminate wood finish flooring, natural wood internal doors and a comprehensive range of bedroom furniture in the main bedroom.

The well planned accommodation includes an entrance hall, kitchen/dining room, lounge, ground floor cloakroom, utility porch, three bedrooms, a spacious landing and bathroom/wc combined. Outside the property there is a wide tarmac driveway at the side providing parking for two good sized vehicles side-by-side, lawned and patio garden to the rear and at the front there are original cottage style gardens with pebble mosaic pathway.

The popular village of Constantine has a host of amenities at hand including two convenience stores with off licenses, the Tolman Centre and museum that hosts a number of events and Constantine Social Club with its recreation and children's playground facilities. There is a bowling green and the village has their own football and cricket teams. Other facilities include a doctor's surgery, highly regarded primary/junior school, St Constantine Parish Church, The Cornish Arms public house and the Trengilly Wartha Inn a little further out of the village. There is also a local bus service that provides links from Helston to Falmouth.

As the owners' sole agents, we strongly recommend an immediate viewing to secure this property.

THE ACCOMMODATION COMPRISES: All dimensions approximate.

From Fore Street a granite gateway leads to an attractive cottage style garden with a mosaic paved patio with gravel borders leading to the front door.

UPVC DOUBLE GLAZED FRONT DOOR WITH LETTERBOX OPENING TO:

RECEPTION HALL

With laminate wood flooring, two radiators, built-in cloaks cupboard, under stairs storage cupboard, two ceiling lights, access to ground floor cloakroom, living room, kitchen/dining room and utility room, closed tread staircase with balustrade rail leading to a galleried landing and first floor.



CLOAKROOM

With a white suite comprising low flush push button wc, pedestal wash basin with splashback, recessed frosted double glazed window and ceramic tiled sill, laminate wood flooring, plastered ceiling with ceiling light, panelled internal door.

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KITCHEN/DINING ROOM 3.81m (12'6") x 2.95m (9'8") plus bay.

Having a deep angular bay with double glazed windows enjoying a pleasant outlook over the front garden and up Fore Street and into the village centre. Well equipped with a range of light oak fronted matching wall and base units comprising of cupboards and drawers with solid wood doors and metal door furniture, wrap around granite effect roll top work surfaces with tiled splash back over, Electrolux four-ring electric ceramic hob, Zanussi electric double oven with extractor hood over, single drainer 1 1/2 bowl stainless steel sink unit with chrome easy-on mixer taps, built-in refrigerator/freezer, space for dishwasher or tumble dryer, inset ceiling spotlights, vinyl flooring, radiator, panelled internal door.



LIVING ROOM 5.66m (18'7") x 3.15m (10'4")

A lovely bright dual aspect reception room having double glazed windows overlooking the front and broad patio doors leading to the patio areas allowing a good degree of light, laminate wood flooring, two radiators, TV aerial point, two panelled internal doors, plastered ceiling with four double wall lights, laminate wood flooring.



UTILITY ROOM/UTILITY PORCH 1.88m (6'2") x 1.83m (6'0")

Approached from either the sitting room or reception hall and enjoying a dual aspect with deep recessed double glazed windows and ceramic tiled sills overlooking the side, double glazed door leading to the rear garden and a range of patios, a roll top work surface with plumbing and space for washing machine below and oil-fired central heating boiler providing central heating facilities and domestic hot water, plastered ceiling with ceiling light, extractor fan, and laminate wood flooring.



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STAIRCASE WITH BANNISTER RAIL FROM RECEPTION HALL TO:

SPACIOUS GALLERIED LANDING

With double glazed window to the side, radiator, linen cupboard, plastered ceiling with centre light and access to insulated loft space, finished with a carpet, doors to the family bathroom and three generous double bedrooms.



BEDROOM ONE 5.59m (18'4") x 3.05m (10'0")

Comprehensively fitted with a range of beech effect fronted bedroom furniture including fitted wardrobes housing hanging space and shelving, over bed storage, bedside cabinets and glass display areas either side, two chest of drawers and dresser unit, radiator, TV aerial point, deep angular bay with box sash style double glazed windows enjoying a pleasant outlook up Fore Street into the village centre, second double glazed window, plastered ceiling with ceiling light, panelled internal doors, finished with a carpet.



BEDROOM TWO 3.20m (10'6") x 2.97m (9'9")

Having a double glazed box sash style window overlooking the front aspect, radiator, plastered ceiling with ceiling light, panelled internal door, finished with a carpet.



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BEDROOM THREE 2.74m (9'0") x 2.59m (8'6")

With double glazed window overlooking the rear gardens, radiator, panelled internal door, plastered part canopied ceiling with ceiling light, finished with a carpet.



BATHROOM 2.62m (8'7") x 1.93m (6'4")

With white suite comprising pine panelled bath with chrome mixer taps and separate mixer shower, fully tiled surround and glass screening, low flush wc, pedestal wash basin with chrome hot and cold taps and tiled splash back, frosted double glazed window, chrome heated towel rail, panelled internal door, plastered ceiling with light and extractor fan, vinyl tiled effect flooring, part canopied ceiling.



OUTSIDE

PARKING

To the side of the property there is a off road private area with space for two good sized family vehicles side-by-side.



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GARDENS

At the front of the property there are lovely cottage style gardens with a mosaic stone and pebbled pathway, gravelled area, a selection of plants and shrubs, painted and rendered walls, two granite gate posts from the pedestrian access from Fore Street.

At the side of the cottage on the corner there are lawned areas, a concrete pathway leading from the parking area to the back door and a timber garden shed.

To the rear with extensive gravelled areas, recent patio area with raised flowerbeds with a selection of plants and shrubs.

OUTBUILDING 3.15m (10'4") x 1.70m (5'7") A block built garden store which is useful for storing garden implements.



SERVICES Mains electricity, water, drainage, telephone, broadband. Oil-fired central heating.

COUNCIL TAX Band C.

DIRECTIONS

From our office proceed up Killigrew Street turning right into Brook Street then left into Kimberley Park Road. At the traffic lights go straight across into Trescobeas Road passing Falmouth School until you reach the new roundabout at Union Corner. Go straight across the roundabout into Kergilliack Road then turn left and head towards Constantine. Proceed through Argal Crossroads then take the next left hand turning to Constantine. Stay on this road until you reach the village itself. As you enter the village the cottage can be found in front of you clearly marked by our for sale board.

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.

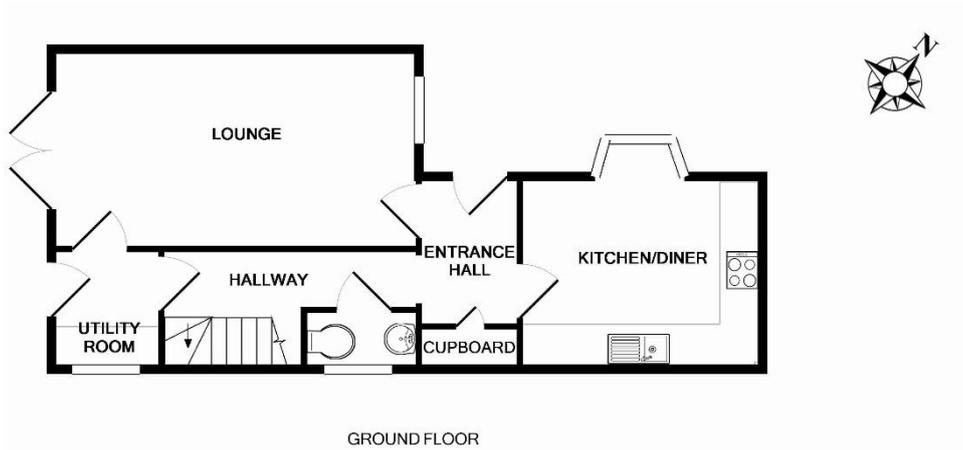
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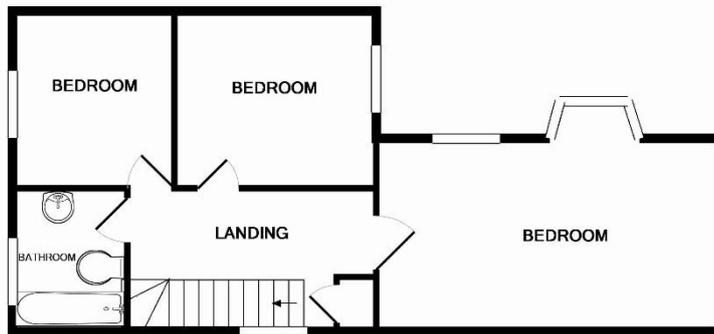


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GROUND FLOOR



1ST FLOOR

2 FORE STREET, CONSTANTINE, TR11 5AB

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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