



Gweek

Three-bedroom terraced property
Spacious and well-proportioned accommodation
Large front and rear gardens
Uninterrupted rural views over fields and woodland
UPVC double glazing
Desirable village location
Could benefit from modernisation
Being sold with 'no onward chain'
Competitively priced for a quick sale

Guide £215,000 Freehold

ENERGY EFFICIENCY RATING
BAND E

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

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REF: SK7384



An opportunity to purchase this spacious, well proportioned three bedroom terraced property in the desirable village of Gweek, it has generous front and rear gardens with views over the countryside, woodland and creek glimpses.

Although the property could benefit from updating in some areas, the property still boasts UPVC double glazing, modern night storage heating and a range of features throughout.

The accommodation in brief comprises of a large front garden with path to the front door, entrance hall with closed tread staircase leading to the landing on the first floor, doors to the **16' x 6"** living room with dual aspect windows and feature fireplace, and **16' x 6"** kitchen diner with a range of wall and base units consisting of cupboards and drawers. On the first floor there is a landing, wet room, separate wc, and three generous bedrooms, the majority enjoying fine uninterrupted views to the rear over the garden, open countryside and woodland. Outside the property enjoys gardens to the front and rear, the majority to the rear, with a range of lawns and vegetable patches, greenhouse and an apple tree.

The village of Gweek is well served with a range of everyday facilities including a convenience store, the Black Swan public house and restaurant, boat yard, Gweek Seal Sanctuary and a village hall. The historic borough town of Helston is nearby and offers a more comprehensive range of facilities including shops, schools, supermarkets, sporting and leisure facilities.

Viewing of this property is strongly recommended to appreciate the size and value for money.

Why not call our office for your personal viewing today!

FRONT OF THE PROPERTY

There is a hard standing area that could easily make a parking space, front garden and a path leads to the front door.

GLAZED FRONT DOOR

Opening onto an entrance hallway.

ENTRANCE HALL

Plastered ceiling with ceiling light, closed tread staircase with balustrade leading to the first floor, doors to the living and dining room.

LOUNGE 5.03m (16'6") x 3.15m (10'4")

A dual aspect room with UPVC double glazed windows overlooking the front and rear gardens, a feature open fireplace with tiled surround, modern Dimplex quantum night storage heater, plastered ceiling with ceiling light and carpet.

KITCHEN/DINING ROOM 5.03m (16'6") x 3.89m (12'9") 4.88m (16'0") x 0.00m (0'0") into recess

A kitchen comprising of a good range of wall and base units, consisting of cupboards and drawers with metal door furniture, a roll top work surface incorporating a stainless steel sink with drainer and mixer tap, recess for dishwasher, four ring electric hob, built in double oven, recess and plumbing for washing machine dual aspect UPVC double glazed windows overlooking the front and rear gardens, textured ceiling with spotlights, carpet, Dimplex quantum night storage heater and glazed door to the rear garden.

STAIRS AND LANDING

Closed tread staircase with balustrade leads to the landing with a UPVC double glazed window overlooking fields and the Helford River, plastered ceiling, loft trap with access to the roof space, door to airing cupboard with shelving, doors to the shower room, wc and three generous bedrooms.

SHOWER ROOM/WET ROOM 1.68m (5'6") x 1.45m (4'9")

A wet room with tiled walls, electric shower, wall mounted wash hand basin, plastered ceiling, ceiling light, extractor fan and UPVC double glazed frosted window.

W/C

With a low level wc, tiled walls, UPVC double glazed window to the rear, plastered ceiling with ceiling light.

BEDROOM ONE 3.91m (12'10") x 2.74m (9'0")

With a door to a built-in wardrobe with storage within, UPVC double glazed window overlooking the front, electric radiator, plastered ceiling with ceiling light, and carpet.

BEDROOM TWO 3.20m (10'6") x 3.12m (10'3")

UPVC double glazed window to the front, plastered ceiling with ceiling light.

BEDROOM THREE 2.97m (9'9") x 2.13m (7'0")

UPVC double glazed window with views over fields and the creek below, plastered ceiling with ceiling light.

OUTSIDE

LOW MAINTENANCE FRONT GARDEN



REAR GARDEN

Most of the gardens can be found to the rear with a range of lawns, vegetable patches, a greenhouse, patio areas, an apple tree and access to the rear lane.



SERVICES Mains drainage, electric, telephone and broadband.

COUNCIL TAX BAND B

AGENTS NOTE

The property has a section 157 restriction and therefore any prospective purchaser will have to prove that they have lived and worked in Cornwall for the last three years

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.





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