Kimberley's

The adventure starts Here...



Penryn

A semi-detached Wimpey built home
Attractive red brick elevations
UPVC double glazed windows (where stated)
Wholly owned solar panels and battery storage
Lounge/dining room, timber garden room
Fitted galley style kitchen with appliances
Two bedrooms, luxurious new shower room/wc
Driveway parking for two family cars
Delightful well stocked terraced gardens
Further potential to extend the property

Guide £250,000 Freehold

ENERGY EFFICIENCY RATING
BAND B

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

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REF: SK7448

We are delighted to offer as our clients sole agents, this well presented, two bedroom semi-detached house which is tucked away in a small cul-de-sac deep in the heart of this popular Little Oaks development on the outskirts of Penryn.

The property was built by Messrs Wimpey Homes in the 1980's and since then, the development has matured into a very popular area in which to live and continues to appeal to buyers of all ages. This particular home has pleasing red brick elevations making it a virtually maintenance free exterior.

The house has been a comfortable home for our clients over the past four years and during that time they have improved the property with the addition of new UPVC double glazed windows to the front, the installation of wholly owned solar panels with 14.4kw battery storage and a variable import and export tariff, a new luxurious shower room/wc and re-decoration.

The accommodation includes an entrance porch, galley style kitchen with some appliances, a lounge/dining room with doors to a timber garden room (the perfect space for a conservatory), two bedrooms and a shower room/wc combined. Outside the property, at the front, you will see lawned gardens and a tandem driveway alongside with parking for two family sized vehicles. Secure timber gates lead through to a delightful well stocked terraced garden with patios areas, garden shed and greenhouse.

The Little Oaks development is ideally placed and, for your convenience, close to the Asda Superstore and B&Q DIY store. For educational needs, Penryn Infant and Junior Schools, Penryn Academy and Falmouth University (Tremough Campus) are all within walking distance. The ancient borough town of Penryn offers a host of amenities including shops, cafes, galleries and public houses plus its own doctor's surgery. For a more comprehensive range of amenities the neighbouring harbourside town of Falmouth is only a short drive away. The property is also conveniently situated for Penryn Station that links Falmouth Docks to the cathedral city of Truro and local bus routes.

An early viewing is essential to secure this delightful home.

Why not call for a personal viewing today?

THE ACCOMMODATION COMPRISES:
UPVC DOUBLE GLAZED FRONT DOOR TO:

ENTRANCE PORCH Painted front door leads to:

RECEPTION HALL
With a staircase to the first floor, hard wearing wood finish flooring, wooden electric meter and consumer box, under stairs storage cupboard, access to principal rooms.



KITCHEN 3.53m (11'7") x 1.78m (5'10")
A galley style kitchen equipped with a full range of contrasting wall and base units, wrap around wood effect work surfaces and ceramic tiling over, 1 1/2 bowl single drainer composite sink and brass easy-on mixer tap over, four-ring gas hob with stainless steel single oven under, space and plumbing for under counter dishwasher and washing machine, hard wearing wood finish flooring, space for tallboy refrigerator/freezer, UPVC double glazed window enjoying a pleasant outlook over the front garden. We are informed by our clients that their water meter is under the sink.



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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LOUNGE/DINING ROOM 4.04m (13'3") x 3.61m (11'10")
A bright reception room with fitted book and display shelving, TV aerial point, spotlights and dimmer switch, painted and glazed door from the reception hall, second painted and glazed door with matching windows either side leading to:





GARDEN ROOM 2.44m (8'0") x 1.83m (6'0")
Of timber construction on three sides and having sealed unit double glazed windows and door to outside, ceramic tiled flooring. This would make an ideal space to erect a new conservatory on a larger scale to match the adjoining neighbours. (subject to the normal planning permissions and building regulations).

STAIRCASE FROM THE RECEPTION HALL, LEADS TO:

FIRST FLOOR LANDING
Having access to an insulated loft space accessed via a loft ladder and with partial boarding and housing the battery storage unit for the solar panels and the inverter.



BEDROOM ONE 3.61m (11'10") x 2.74m (9'0")
Having a UPVC double glazed window enjoying a pleasant outlook over the rear gardens, fitted carpet, central ceiling light, white panelled internal door.



BEDROOM TWO 2.79m (9'2") x 2.57m (8'5") plus recess 1.24m (4'1") x 1.04m (3'5")
Having two UPVC double glazed windows enjoying a pleasant outlook over the front aspect, fitted carpet, central ceiling light, white panelled internal door, cupboard housing a Vaillant pressurised hot water system.



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SHOWER ROOM 1.90m (6'3") x 1.47m (4'10")
This luxurious shower room was installed three years ago by our clients and offers a large walk-in fully tiled shower cubicle, rainfall head and conventional hand shower, recess for shower accessories, glass screen, feature circular stone sink unit with black waterfall tap sat in a wooden vanity surface, tiled splash back over, incorporated low flush wc alongside, frosted UPVC double glazed window with solid wood window sill, touch sensitive over sink mirror, extractor fan, inset ceiling spotlights, ceramic tiled flooring, wood panelled internal door.



GARDENS
To the front of the property there are level lawned gardens interspersed with a selection of plants and immediately outside the house there is a further flowerbed and mature climbing plants.

To the rear of the property there are delightful well stocked gardens which can be approached through a secure timber side gate from the driveway and this takes you past two garden sheds and a greenhouse, the pathway continuing past well stocked flowerbeds, plants and shrubs and step up to an extensive level paved patio area which has a timber pergola bedecked with Pink Jasmine making this the perfect area to relax and entertain your family and friends. To the return side you will see some raised beds too. All-in-all, a lovely garden for someone with green fingers who just loves to potter.





COUNCIL TAX Band B.

SERVICES Mains drainage, water, electricity and gas.

SOLAR PANELS
The property has wholly owned solar panels and battery storage. Our clients are currently on an Octopus import and export tariff which allows our vendors to sell energy back to the grid at a higher rate and use the energy when the rates are at their cheapest. This system manages itself automatically. Further details upon request.

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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