



Falmouth

A semi-detached house
To be sold with 'no forward chain'
Three bedrooms
Kitchen/breakfast room & sitting room
Front gardens and generous southerly facing rear gardens
Bathroom and separate wc
Convenient location close to town and marina
Useful outside brick built outbuilding
Gas central heating, double glazing
Cash purchasers only



Guide £200,000 Freehold

ENERGY EFFICIENCY RATING – BAND D

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

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REF: SK6921



This semi-detached house is sat on a good sized plot with generous Southerly gardens to the rear and is situated in a very convenient location, a short distance from Dracaena Avenue and within walking distance of the town centre and the marina.

The accommodation is well presented, bright and light and comprises: three bedrooms with the benefit of far reaching view over rooftops, across Penryn River to the countryside beyond from the front and a wc upstairs. On the ground floor there is a sitting room, kitchen/breakfast room and a bathroom. Outside, there are enclosed gardens to the front and rear, with the rear garden being a great size, Southerly facing and as a useful brick built outbuilding. A lovely sunny spot. Unrestricted on-road parking is outside and it is usually easy to park.

Acacia Road is situated in a very convenient location close to Dracaena Avenue which leads into Falmouth and provides easy access to Penryn and the A39. Falmouth Marina is a short walk away as are Sainsbury's and Lidl supermarkets and Falmouth town centre is within a mile. A local convenience store, petrol station and bus stop can also be found nearby.

Falmouth's popular and bustling town centre and waterside districts are just a short distance away where you can find a thriving town centre which has an excellent blend of individual shops and high street names together with an eclectic selection of multi-national restaurants, bars, coffee houses, art galleries, the Poly Arts Theatre, multi-screened cinema and at the far end of town, the National Maritime Museum. The town plays host to a variety of food and music festivals throughout the year which prove popular with locals and visitors alike. The town has the third natural deepest harbour in the world providing excellent water sport facilities with Falmouth Docks and Pendennis Shipyard providing employment for a large part of the town's population. There is good local schooling with primary and secondary education and various university campuses.

As our vendors sole agent, we highly recommend an early appointment to view.

Why not call for your appointment to call today?

THE ACCOMMODATION COMPRISES:

From the road, a gate gives access to the front garden where a concrete pathway to the left hand side takes you to the entrance hall located at the side of the property.

OBSCURE DOUBLE GLAZED DOOR TO:

ENTRANCE HALL

Doors leading to kitchen/breakfast room, sitting room and bathroom, stairs rising to first floor landing.

SITTING ROOM 5.49m (18'0") x 3.02m (9'11") including recess.

Three double glazed windows to the front aspect with open views, wall mounted electric fire, TV aerial point, telephone point, radiator, built-in cupboard housing gas and electric meters and electric consumer unit.



KITCHEN/BREAKFAST ROOM 3.73m (12'3") x 3.51m (11'6") maximum measurement.

Two double glazed windows to the rear overlooking the garden. The kitchen is fitted with a selection of matching base and wall mounted units, roll edge work surfaces to two sides with upstand, inset single drainer stainless steel sink unit with mixer tap, inset four-ring electric hob, stainless steel splash back and extractor over and oven under, space and plumbing for washing machine, TV aerial point, wall mounted combination boiler, radiator, built-in shelved cupboard.



BATHROOM

Obscured double glazed window to the side. A matching suite in white to comprise: panelled enclosed bath with wall mounted electric shower over and pedestal wash hand basin, fully tiled walls, radiator.



FIRST FLOOR LANDING

A gallery style landing with doors leading to bedrooms and wc, hatch to loft space.

BEDROOM ONE 3.58m (11'9") x 3.53m (11'7") maximum measurements.

Double glazed window to the rear overlooking the garden, built-in wardrobe with hanging rail, radiator, TV aerial point.



BEDROOM TWO 3.66m (12'0") x 3.02m (9'11") maximum measurements.

Double glazed window to the front with lovely views across rooftops to Penryn River and onto the countryside beyond, TV aerial point, radiator.



BEDROOM THREE 3.53m (11'7") x 1.80m (5'11")

maximum measurement narrowing to 2.67m (8'9")

Double glazed window to the rear overlooking the garden.



WC

Obscure double glazed window to the side with extractor fan, low-level flush wc, wood panelled ceiling.

OUTSIDE

To the front, the garden is enclosed and low maintenance being laid to bark chippings with raised beds and flowerbeds stocked with flowering plants and shrubs. A pathway runs alongside the garden to a gate and continues alongside the property and onto the rear, walling to boundary. To the rear there is a very generous garden which is Southerly facing and laid to paved patio area adjacent to the property where you will find a brick built outbuilding. This leads onto the remainder of the garden which is laid to lawn with raised beds and space and hardstanding for a greenhouse, outside water tap, panelled fencing and walling to boundary. The garden is a lovely sunny spot to sit out and enjoy.



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.

VIEW (zoom image)



OUTLOOK



OUTBUILDING 3.12m (10'3") x 2.13m (7'0")

Brick built with a double glazed door providing access, obscure double glazed window to the side. A useful store or could be used as a utility room.



SERVICES All mains services connected.

COUNCIL TAX Band A.



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.

