



Falmouth

A fabulous end of terrace house of only three
Modernised and presented to a very high standard throughout
Three bedrooms, bathroom/wc
Sitting room and kitchen/dining room
Enclosed sunny rear garden
Garage and off road parking for several cars
Cul-de-sac location
Desirable position close to Falmouth Golf Club & Swanpool Beach
Gas central heating and double glazing
Lovely corner plot position



Guide £355,000 Freehold

**ENERGY EFFICIENCY RATING
BAND C**

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

01326 311400
www.kimberleys.co.uk

REF: SK6960



A fantastic end of terrace home, one of only three properties in the terrace and situated at the end of a cul-de-sac in this ever popular location on the Goldenbank development on the outer fringes of Falmouth.

The property has been modernised and is presented to a very high standard throughout with the accommodation comprising; three bedrooms and family bathroom upstairs with a sitting room and modern kitchen/dining room on the ground floor. Outside, there is a fully enclosed sunny rear garden whilst to the front is an open plan front garden. The property benefits from off road parking for two/three vehicles and a garage also to the front. UPVC windows, French doors, soffits, fascias and gutters and a combination boiler were fitted around 8 years ago. A new electric consumer unit and front door was fitted only 3 years ago.

The property is a short stroll to Falmouth Golf Club with its re-built club house and popular Above The Bay Restaurant. A further downhill walk will take you to Swanpool Beach and Nature Reserve offering a range of recreational facilities. From here there are a number of lovely coastal walks to Gyllyngvase Beach in one direction and Maenporth Beach in the other.

Polmennor Road is found on the Goldenbank development, built by Messrs SNW Homes during the late 1980's and is such a convenient location approximately one mile to the local amenities of Boslowick with its parade of shops and Co-op convenience store opposite. At the foot of Penmere Hill is a petrol station/convenience store and further up the hill, Penmere railway station that connects Falmouth to the cathedral city of Truro which in turn connects to mainline London Paddington. There is a regular bus service nearby and Falmouth town centre and harbourside is approximately two miles away.

As the vendors sole agents, we highly recommend an early appointment to view to avoid disappointment.

THE ACCOMMODATION COMPRISES:

From the front a brick paved driveway leads to gentle steps with a pathway through the front garden leading to the front, double glazed, composite door providing access to:

ENTRANCE HALL

Double glazed window to the side, radiator, stairs to first floor landing, door to sitting room, wood laminate flooring.

SITTING ROOM 4.39m (14'5") x 3.81m (12'6") maximum.

Double glazed window to the front, chimney breast with fireplace recess, under stairs storage cupboard, TV aerial point, telephone point, radiator, a continuation of the wood laminate flooring, door leading from kitchen/dining room.

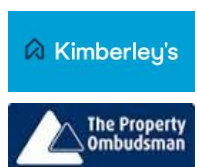


KITCHEN/DINING ROOM 4.75m (15'7") x 3.17m (10'5")

Double glazed window to the rear overlooking the garden. A modern kitchen with a selection of complementary grey base units and white wall mounted units, wooden work surfaces to three sides with upstand and splash back tiling, inset single drainer stainless steel sink unit with mixer tap, inset four-ring gas hob with stainless steel extractor over, integrated oven and integrated microwave over, integrated refrigerator/freezer and washing machine, space for dining table and chairs, radiator, tiled flooring, double glazed French doors leading out onto the garden.



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.





STAIRS FROM HALL TO:

FIRST FLOOR LANDING

Gallery style, double glazed window to the side, doors leading to bedrooms and bathroom, over stairs storage cupboard, hatch to loft space (housing gas central heating boiler).



BEDROOM ONE 4.22m (13'10") x 2.84m (9'4") maximum measurements.

Double glazed window to the rear overlooking the garden, radiator, TV aerial point, wood laminate flooring.



BEDROOM TWO 3.45m (11'4") x 2.59m (8'6") maximum measurements.

Double glazed window to the front, radiator, TV aerial point, wood laminate flooring.



BEDROOM THREE 2.57m (8'5") x 2.08m (6'10")

Double glazed window to the front, radiator, wood laminate flooring.



BATHROOM 2.06m (6'9") x 1.68m (5'6")

Opaque double glazed window to the rear. A white suite to comprise; panelled enclosed bath with integrated shower over with drench head and traditional hand set, wall mounted wash hand basin, low-level flush wc, towel rail radiator, part tiled walls, tiled flooring, ceiling mounted extractor.



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OUTSIDE

To the front, the garden is open plan with a low wall, steps lead from the driveway, parking and pathway that leads to the front door and around to the side where gated access leads alongside the property to the rear garden. The remainder is laid to lawn with flowerbeds. To the rear, the garden is a good size and is laid to a paved patio immediately adjacent to the property. The remainder is laid to lawn with flowerbeds and borders, space and hardstanding for shed, outside water tap, low walling and panelled fencing to boundary. A pathway from the patio runs alongside the side of the house to the front gated access. This is a lovely sunny garden, a great place to relax and enjoy.



GARAGE 5.11m (16'9") x 2.59m (8'6")

New double glazed window to the side aspect, soffits facias, gutters and an electric up and over door were all fitted last year. Light and power.

PARKING

There is parking in front of the garage and a further paved driveway adjacent for one/two cars.

SERVICES All mains services are connected.

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.



Approx Gross Internal Area
73 sq m / 788 sq ft



Ground Floor
Approx 37 sq m / 394 sq ft

First Floor
Approx 36 sq m / 392 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snazzy 360.

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