



Falmouth

A ground floor courtyard flat
A few minutes' walk to amenities and the town
Being sold with no onward chain
Gas central heating by radiators
Double glazed windows and doors
Fitted kitchen/dining room with appliances
Generous sitting room with fireplace
Double bedroom with fitted wardrobes
Well appointed bathroom and utility room
Own courtyard to the rear

Guide £200,000 Leasehold

**ENERGY EFFICIENCY RATING
BAND C**

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

01326 311400
www.kimberleys.co.uk

REF: SK7137



We are pleased to offer as our clients sole agents, this well presented, one bedroom ground floor courtyard flat which is conveniently located in the popular tree lined Killigrew Street near the top of the hill, within walking distance of local amenities, various educational facilities, Penmere branch line station and a longer stroll to the town centre in one direction, the seafront and beaches on the southside.

The property was converted from an older style town house back in 2007 by Messrs Chough Construction who were a reputable local building company. This delightful property comes to the market with no onward chain allowing potential buyers a chance to conduct a swift purchase if required. There are plenty of features to be found here including gas fired central heating by radiators, a combination of UPVC and sealed unit double glazed windows and doors, a focal point fireplace and engineered oak flooring in the sitting room, a refitted kitchen/dining room with built in appliances, and a range of built in wardrobes in the bedroom.

The accommodation in sequence includes a communal reception hall with own front door leading to the sitting room which faces Killigrew Street, an inner hallway, double bedroom overlooking the rear courtyard, a spacious kitchen/dining room, rear lobby, utility/boiler room and a fully fitted bathroom/WC in white. At the rear of the property there is a generous flat.

This courtyard flat is considered ideal for a first-time buyer or an addition to an investors property portfolio and is ready to view now.

Why not call and make an appointment to view today?

THE ACCOMMODATION COMPRISES:

Four panelled communal front door leads into the entrance hall with electric meter box, mat well, painted double glazed internal door to:

INNER HALLWAY

With continued mat well, four panelled own front door leading to:

SITTING ROOM 4.34m (14'3") x 3.66m (12'0")

Into recess

A delightfully bright main reception room enjoying a pleasant outlook through deep recessed UPVC double glazed sash window with painted reveals overlooking Killigrew Street, a focal point moulded and slate effect fireplace with built in electric fire, alcove book and display shelving, double radiator, engineered oak flooring, picture rail, high skirting boards, TV aerial point, cove cornicing, four panelled internal door to:



INNER LOBBY

With double radiator, continued engineered oak flooring and access to the double bedroom and kitchen/dining room.

DOUBLE BEDROOM 3.27m (10'8.7") x 1.92m (6'3.5")

Measured to wardrobe front

A generous L-shaped bedroom with an angular bay and almost full length double glazed windows overlooking the rear exclusive courtyard garden, painted reveals, original high skirting boards, coved cornicing, twin deep double featured wardrobe cupboards both with hanging space and shelving, a low wattage heater in each, recessed dresser surface with permanent lighting over, double radiator, telephone point, six panelled internal door and new fitted carpet.



PASSAGEWAY

Leading from the inner hall with a deep under stairs storage cupboard, electric fuse board and internal door to:

KITCHEN/DINING ROOM 5.23m (17'2") x 2.84m (9'4")

A surprisingly spacious kitchen/dining room which has been refitted with a range of matching wall and base units, wrap around roll top work surfaces, ceramic tiling over, one and a half bowl single drainer stainless steel sink unit with chrome mixer tap and a waste disposal unit in the half bowl, integrated dishwasher, electric hob, and single fan assisted oven under, built in refrigerator and freezer, open shelving, ceramic tile flooring double radiator, space for a dining table and chairs, deep recessed sealed unit double glazed window overlooking the courtyard, UPVC double glazed door to outside, painted and glazed door leading to:

REAR LOBBY

With continued tile flooring, painted and glazed door leading to:

UTILITY/BOILER ROOM 1.47m (4'10") x 1.24m (4'1")

A useful area with wall mounted Worcester gas central heating boiler (combi), rolled top work surface and plumbing for a washing machine and space for a condensing tumble dryer below, ceramic tiled flooring, recessed sealed unit double glazed window overlooking the courtyard.



BATHROOM

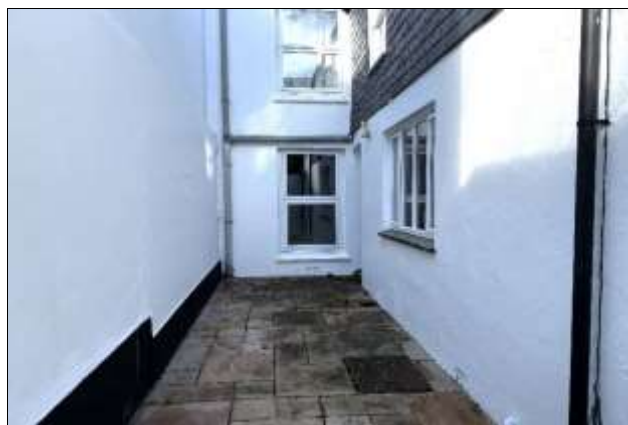
Well-appointed with a white suite comprising twin grip panelled bath, contemporary chrome easy on mixer tap, Mira thermostatically controlled electric shower and fully tiled surround, glass screening, china hand wash basin with easy on tap set on a high gloss vanity unit, tiled splash back, an incorporated low flush WC alongside, mirrored bathroom cabinet, spotlights, extractor fan, ladder style heated towel rail, ceramic tile flooring and four panelled internal door.



OUTSIDE

COURTYARD 8.33m (27'4") x 2.21m (7'3")

Approached from the kitchen, having a fully paved surface making this an ideal exclusive Mediterranean style area for relaxing and entertaining family and friends.



COUNCIL TAX

Band A.

SERVICES

Mains drainage, electricity and gas.

LEASEHOLD

999 Years from 6th November 2007.

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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