



## Falmouth

A semi-detached three bedroom house  
Generous and spacious accommodation  
Gardens to the front and rear  
Two reception rooms  
Gas central heating  
UPVC double glazing  
In need of modernisation  
Good proximity to the town, schools and amenities  
Being sold as a chain free transaction  
Viewing highly recommended

**Guide £250,000** Freehold

**ENERGY EFFICIENCY RATING  
BAND D**

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

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REF: SK7166



Offered for sale with 'no chain' is this semi-detached, spacious and well proportioned, three bedroom house with the benefit of front and rear gardens and will no doubt be popular due to it's generous, spacious and well proportioned accommodation with two reception rooms, ideal as a family home.

Although the property has gas central heating and UPVC double glazing, it does need modernisation and decor throughout.

Pellew Road is a particularly popular residential area due to being located within a cul-de-sac and is believed to be quieter than many of the other residential areas within the vicinity.

The accommodation in brief comprises; gate and path leading to the front door, entrance hall with staircase leading to the landing and first floor, 15'4" living room with feature fireplace, basic kitchen with a range of wall and base units, 10'6" dining room with window and views over the garden and Penryn in the distance, wc, workshop/storage room. On the first floor is a landing with doors leading to a shower room and three generous bedrooms. Outside, to the front of the property, is a garden and path leading to the side and to the rear, a further garden which is mainly laid to lawn.

The property is in good proximity to the town centre, schools, marina and other communities. We are fortunate as a town to have Castle Beach, Gyllyngvase Beach and Swanpool which together with Falmouth's delightful level walk along the sea front to the castle continues to prove very popular for locals and visitors alike. For those interested in water based activities there are various sailing clubs, diving schools and activity centres close by.

**An internal viewing is strongly recommended to appreciate the size and proportions of the property.**

**Why not call for your personal appointment to view today?**

#### **THE ACCOMMODATION COMPRISES:**

All dimensions approximate.

A gate with path leading through the front garden leads to the front door.

#### **UPVC DOUBLE GLAZED FRONT DOOR TO:**

#### **ENTRANCE HALL 3.15m (10'4") x 1.78m (5'10")**

With centre light, two radiators, closed tread staircase leading to the landing and first floor, doors to kitchen and living room.

#### **LIVING ROOM 4.67m (15'4") x 3.58m (11'9")**

A feature fireplace with tiled surround and hearth currently housing a coal effect gas fire, UPVC double glazed window with outlook over the front garden, radiator, coved ceiling with centre light.



#### **KITCHEN 3.30m (10'10") x 3.15m (10'4")**

A basic kitchen comprising; a range of base and wall units comprising of cupboard and drawers, wood effect roll top work surface and stainless steel with drainer and tiled splashback. UPVC double glazed window to the side, walk-in larder, built-in storage cupboard, strip light, fuse box, steps leading down to workshop and wc, door to second reception room/dining room.



#### **DINING ROOM 3.20m (10'6") x 2.82m (9'3")**

UPVC double glazed window with views over the garden and Penryn in the distance, ceiling light, alcove with shelving, wall mounted gas fired combi boiler providing domestic hot water and central heating facilities. Door and steps down to:





### **HALL**

Access to wc and a workshop/storage area.

### **WC**

Wc, light, double glazed window to the side.

### **WORKSHOP/STORAGE ROOM 2.74m (9'0") x 2.39m (7'10")**

UPVC double glazed window, light, door to the rear of the property.

### **STAIRCASE FROM HALL TO FIRST FLOOR LANDING**

A closed tread turning staircase leads to landing, UPVC double glazed window to the side, doors lead to the shower room, wc and three bedrooms.

### **SHOWER ROOM**

Currently an easily accessible tiled shower with electric shower, pedestal wash hand basin, airing cupboard, ceiling light, loft trap with access to the roof space, wall mounted heater.



### **WC**

A low-level wc, UPVC frosted double glazed window and centre light.

### **BEDROOM ONE 3.91m (12'10") x 3.58m (11'9")**

UPVC double glazed window with outlook over the front garden and surrounding area, radiator, ceiling light.



### **BEDROOM TWO 3.20m (10'6") x 2.74m (9'0")**

With a range of built-in wardrobes, UPVC double glazed window with glimpses of the Fal Estuary, radiator, ceiling light.



### **BEDROOM THREE 2.51m (8'3") x 2.44m (8'0")**

UPVC double glazed window with outlook to the front garden and area, radiator, built-in cupboard, centre light.





## OUTSIDE

### GARDENS

As the property is a semi-detached house it enjoys a larger than average garden with a lawned front garden, path around the property which leads to a further enclosed rear garden which is mainly laid to lawn.

**SERVICES** Mains electricity, gas, water and drainage.

**COUNCIL TAX** Band B.



### 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.

