



## Falmouth

**A semi-detached family home**  
**Spacious, extended accommodation**  
**Gas central heating, double glazing**  
**Two spacious sitting rooms**  
**Kitchen and utility room**  
**Five bedrooms, family bathroom**  
**Garage and workshop**  
**Ground floor shower room**  
**Off street parking and landscaped gardens**  
**Popular residential location**

**Guide £385,000** Freehold

**ENERGY EFFICIENCY RATING**  
**BAND C**

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

01326 311400  
[www.kimberleys.co.uk](http://www.kimberleys.co.uk)

REF: SK7217



A great opportunity to own this fantastic, semi-detached five bedroom family home which is set in a small cul-de-sac in the heart of this popular Longfield development on the outskirts of Falmouth.

The property is within walking distance of two primary/junior schools, the parade of shops at Boslowick Road which caters for everyday needs and Penmere branch line station that connects Falmouth and the cathedral city of Truro.

The house has been substantially extended to provide plenty of space for a growing family to enjoy. Packed with features including; gas fired central heating by radiators, UPVC double glazed windows and doors.

The well planned accommodation in brief comprises; an entrance porch, living room, fitted kitchen, utility room with door out to the garden, shower room/wc combined and a second reception room with UPVC double glazed patio doors to the garden on the ground floor. To the first floor there are five bedrooms and a family bathroom/wc combined. Outside, the house via steps leading up to a driveway with space for two vehicles. There is also a garage and separate workshop plus an electric car charging point. At the rear there are well manicured and landscaped gardens with raised lawned and paved patio areas enjoying a sunny aspect throughout the day.

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

**Why not call for your personal viewing today?**

***THE ACCOMMODATION COMPRISES:***

Accessed via steps leading to UPVC double glazed door with glazed side panel leading to:

***ENTRANCE PORCH 1.42m (4'8") x 1.14m (3'9")***

With coat hooks, flush glass ceiling light, fuse boxes, half glazed door to:

***LIVING ROOM 3.15m (10'4") x 5.18m (17'0") including the stairwell.***

UPVC double glazed window to the front elevation, two pendant lights, feature fireplace with electric fire and painted wooden surround, thermostat control, radiator, useful under stairs storage cupboard, smoke detector, stripped wooden flooring, step up to multi-paned glazed door to:



***KITCHEN 3.15m (10'4") x 3.35m (11'0") maximum measurements.***

Fitted with a range of matching base and wall units in light wood effect with black roll top work surfaces with inset 1 1/2 bowl stainless steel sink unit with chrome mixer tap, space for freestanding cooker, space for refrigerator/freezer, under stairs storage cupboard, laminate flooring, spotlights on stainless steel bar, extractor fan, UPVC double glazed window overlooking the South East facing garden, opening leading to: inner hallway.

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.



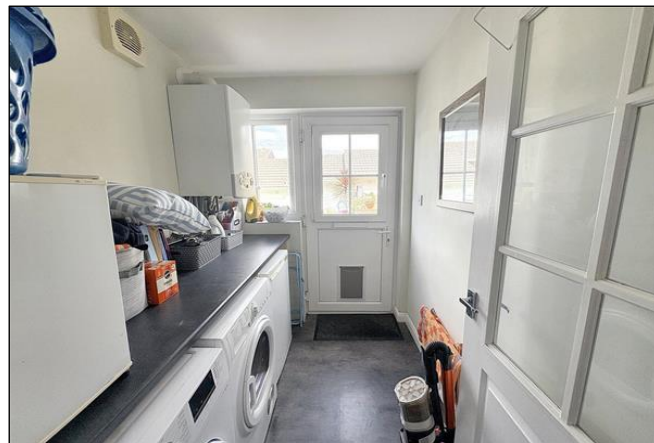


### **INNER HALLWAY**

Storage cupboard housing the electricity box, laminate flooring, radiator, doors to utility room, shower room and further reception room.

### **UTILITY ROOM 2.13m (7'0") x 1.63m (5'4")**

Access via a half glazed door from the inner hallway, half glazed UPVC door with cat flap and small window looking over and giving access to the rear garden, space for washing machine, tumble dryer and under counter refrigerator/freezer with black roll top work surface above, wall mounted boiler, vinyl flooring.



### **SHOWER ROOM 2.39m (7'10") x 1.02m (3'4") excluding shower unit.**

Accessed via a wood panelled door. A suite comprising a low-level flush wc, pedestal wash hand basin with chrome hot and cold taps with vanity unit above, walk-in shower with rainfall shower head and glass screen, radiator, chrome towel rail.



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**SECOND LIVING/DINING ROOM 3.38m (11'1") x 5.13m (16'10")**

A dual aspect room with UPVC double glazed window and UPVC double glazed sliding patio doors leading the side elevation, central pendant light, radiator, laminate flooring.



**FROM THE LIVING ROOM, A TURNING STAIRCASE LEADS TO THE MEZZANINE LEVEL. FROM HERE THE STAIRS CONTINUES TO THE LEFT LEADING TO BEDROOMS ONE AND TWO OR TO THE RIGHT, LEADING TO BEDROOMS THREE, FOUR AND FIVE.**

**LEFT FIRST FLOOR LANDING** Access to partially boarded loft space, carpet.

**BEDROOM ONE 2.24m (7'4") x 3.17m (10'5")**

UPVC double glazed window overlooking the rear garden, central ceiling light, radiator, fitted carpet.

**BATHROOM 2.26m (7'5") x 1.85m (6'1")**

UPVC frosted double glazed window with Venetian blinds overlooking the side. Fitted with a white suite comprising; panelled enclosed bath with chrome mixer taps, low-level flush wc, pedestal wash hand basin with hot and cold taps and vanity mirror above, walk-in shower unit with glass screen, painted panelled walls to dado height.



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**BEDROOM TWO 2.29m (7'6") x 3.15m (10'4")**

UPVC double glazed window overlooking the front elevation, radiator, central pendant light, laminate flooring.



**RIGHT FIRST FLOOR LANDING** Doors giving access to:

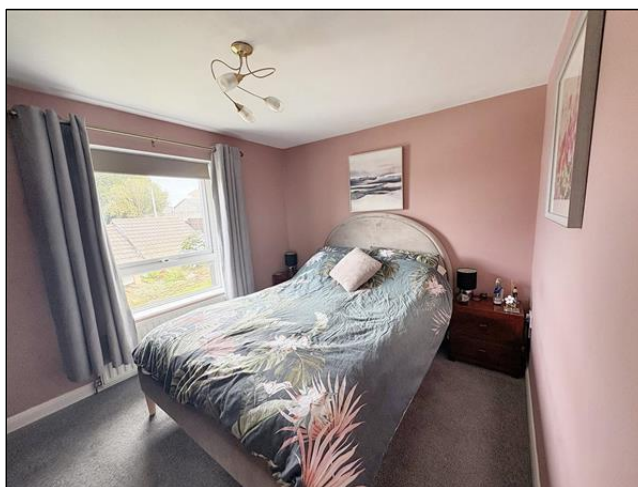
**BEDROOM THREE 2.26m (7'5") x 2.29m (7'6")**

UPVC double glazed window, central pendant light, radiator, laminate flooring.



**BEDROOM FOUR 2.74m (9'0") x 3.38m (11'1")**

UPVC double glazed window overlooking the enclosed south east facing garden, central pendant light, radiator, fitted carpet.

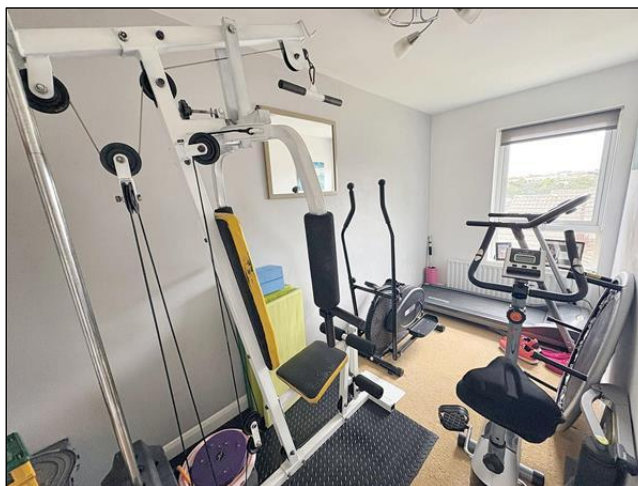


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### **BEDROOM FIVE 3.96m (13'0") x 1.65m (5'5")**

Currently used as a gym. UPVC double glazed window overlooking the rear garden, central pendant light, radiator, fitted carpet.



### **OUTSIDE**

**GARAGE 2.39m (7'10") x 5.08m (16'8")** With up and over door, electric fuses, door leading to the enclosed rear garden. Accessed over a concrete driveway with path leading to the front door and lawned garden to the front.

There is also a separate workshop.

To the front elevation there is an electric car charging point.

### **REAR GARDENS**

To the rear there are superb tiered, well maintained, lawned gardens sporting a wide selection of mature plants and shrubs and an area of Astro Turf providing a great place to sit and relax. There is also a gravelled area with a rotary drying line in situ and a concrete paved patio area adjacent to the patio doors that also provides an ideal place to sit out. There is also exterior lighting and a cold water supply.

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

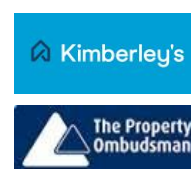
**COUNCIL TAX** Currently Band B will need to be re-valued

### **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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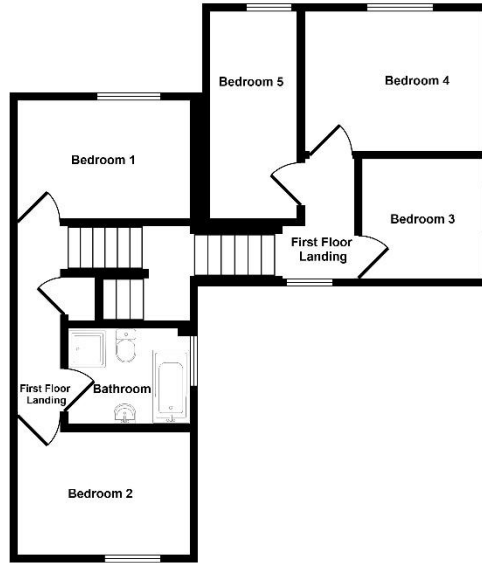


Approx Gross Internal Area  
111 sq m / 1196 sq ft



Ground Floor  
Approx 57 sq m / 615 sq ft

Denotes head height below 1.5m



First Floor  
Approx 54 sq m / 582 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 Snappy 360.



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