



## Penryn

Semi-detached property  
Ideal home or investment  
Generous lounge/dining room  
Newly fitted kitchen with appliances included  
Double bedroom  
Luxurious bathroom and wc combined  
UPVC double glazing throughout  
Close to all local amenities  
Enclosed rear courtyard garden  
Sold with the benefit of 'no onward chain'

Guide £230,000 Freehold

ENERGY EFFICIENCY RATING  
BAND C

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

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REF: SK7350



Kimberley's are pleased to present this beautifully proportioned one-bedroom home, thoughtfully designed and well appointed throughout. Situated in a sought-after residential area on the outskirts of Penryn, the property enjoys convenient access to local amenities, schools, the university campus at Tremough, and a range of sports facilities. It is also within easy walking distance of the branch line located at the far end of Kernick Road.

Constructed by Messrs Wimpey Homes in the 1980's and over the years this development has matured into a highly desired residential area in which to live. The accommodation in brief includes reception hall with newly fitted kitchen with appliances included, lounge/dining room, a door leads to the inner hallway where stairs can be found rising to the first floor. The generous landing leads to a spacious double bedroom featuring dual aspect windows, built-in wardrobes, along with a well-appointed wet room/WC. Outside the property is accessed via a paved pathway which leads you to a gate featuring a delightful, low maintenance, large enclosed rear courtyard garden which you could add additional storage/hobby room.

The property benefits from recent renovation internally and externally, UPVC double glazed windows and doors throughout, gas central heating, newly fitted kitchen, an induction hob, built in wardrobes and ample storage throughout.

This is a fantastic opportunity for first time buyers, or investment purchasers looking to add the property to their portfolio, or a bolt hole.

As our client's sole agent's we recommend an immediate viewing to avoid disappointment.

Why not call for a personal viewing today.

#### *ACCOMMODATION COMPRISES*

A pathway leads to the UPVC double glazed door opening into a welcoming reception hallway which is bright and spacious and has been recently renovated throughout.



#### *OPEN PLAN LOUNGE/DINING ROOM 3.63m (11'11") x 3.68m (12'1")*

A generous sized room with UPVC double glazed window to the front aspect, laminate flooring, radiator, TV aerial point, ultra fast broadband to the house, under stairs storage cupboard, central ceiling light and access into:



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.



### *KITCHEN 1.75m (5'9") x 2.18m (7'2")*

UPVC double glazed window with a pleasant outlook over gardens, fully equipped with a range of matching wall and base units in high gloss white, work surface in grey, single stainless sink with mixer tap, metro tiled splashback in white, electric built in oven, induction hob and extractor fan over, Hisense washer/dryer, Smeg under counter fridge freezer, smoke detector, finished with laminate flooring.



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

A carpeted staircase rises to a landing, useful storage cupboard, central ceiling light, smoke detector. Access to:

### *WET ROOM 1.88m (6'2") x 1.78m (5'10")*

Well appointed with white suite comprising of walk in shower with Mira Sport electric shower, fully tiled surround in white, shower curtain, pedestal wash hand basin with hot and cold taps, low flush wc, wall mounted mirror, specialised vinyl safety flooring, radiator and opaque UPVC double glazed window.



### *MASTER BEDROOM 3.96m (13'0") x 2.67m (8'9")*

A well proportioned bedroom with dual aspect UPVC double glazed windows overlooking the front and side aspects including far reaching views, laminate flooring, cupboard that houses the Valiant boiler (recently serviced), further deep fitted storage cupboard, TV aerial point, radiator, modern central ceiling light.



### *OUTSIDE*

There are large sunny gardens to the front, side and rear of the house. The rear garden is enclosed by close board fencing and is accessed by a gate.



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

*COUNCIL TAX* Band A.

### *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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