



## Falmouth

A linked semi-detached house  
Ideal for a growing family  
A popular and convenient SNW built development  
Being sold with 'no onward chain'  
Gas central heating, UPVC double glazing (majority)  
Sitting room with fireplace and gas fire  
Fitted kitchen/dining room in high gloss white  
Three bedrooms, an adapted wet room/wc  
Attached garage and driveway parking  
Fabulous well stocked and colourful gardens

Guide £365,000 Freehold

**AWAITING EPC**

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

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REF: SK7378



An opportunity to own this three bedroom, semi-detached family house (linked by a garage) which is set in a popular SNW Homes built development which is within walking distance of the sea front and beaches, several local schools, Penmere branch line railway station and a longer stroll into Falmouth bustling town centre.

The house comes to the market for the first time in nearly 30 years and is being sold with the benefit of 'no onward chain' making this an easier purchase for motivated buyers.

The property is offered in good condition but could do with some cosmetic refreshment in some areas. With features including; gas fired central heating by radiators, UPVC double glazed windows and doors (where stated), a focal point moulded and polished granite fireplace with gas fire in the sitting room, a re-fitted kitchen in high gloss white and an adapted wet room/wc on the first floor. There is a motorised chair lift in place and this can be removed by request.

The bright and well proportioned accommodation includes on the ground floor, a reception hall, sitting room, kitchen/dining room that spans the rear of the house and has patio doors leading to the lovely gardens. The first floor offers three bedrooms and a disabled friendly, adapted wet room/wc in white.

Outside the property there is a single garage approached via a driveway with space for two cars if parked sensibly. The front gardens are a joy to behold with the most amazing flowerbeds stocked with Rhododendrons and Azaleas. To the rear of the house there are south facing enclosed gardens with small lawn, a paved patio, extremely well stocked flower borders again with an explosion of colour and gravelled areas laid for ease of maintenance.

As our clients sole agents, we thoroughly recommend an immediate viewing to secure this property.

#### *THE ACCOMMODATION COMPRISES:*

Multi-paned and painted front door to:

#### *RECEPTION HALL*

With double radiator, chair lift to the first floor, six-panelled internal door to:

#### *SITTING ROOM 4.39m (14'5") x 3.81m (12'6") into recess.*

A bright main reception room with broad UPVC double glazed window with vertical blinds overlooking the colourful front gardens, radiator, a focal point moulded and polished granite fireplace with matching hearth and inset gas fire, coved cornicing, double radiator, TV aerial point, fitted carpet, under stairs storage cupboard, six-panelled internal door to:



*KITCHEN/DINING ROOM 4.70m (15'5") x 3.20m (10'6")* A bright south facing room with plenty of sunshine and natural light. The kitchen is comprehensively fitted with a range of matching wall and base units in high gloss white, wrap around wood effect work surfaces and complementary white metro tiling over, space for gas cooker, electric cooker point, stainless steel cooker hood over, stainless steel sink unit with chrome swan neck mixer tap and cutlery drainer, hard wearing wood finish flooring, double radiator, UPVC double glazed patio door and fixed matching wide panel overlooking and giving access to the amazing gardens at the rear, matching double glazed window over the sink again looking into the gardens, coved cornicing.



*STAIRCASE FROM THE RECEPTION HALL TO:*

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.



### FIRST FLOOR LANDING

With access to insulated loft space, linen cupboard with slatted shelving.



### BEDROOM ONE 4.27m (14'0") x 2.87m (9'5") into recess.

A lovely bright south facing main bedroom that enjoys plenty of light through broad UPVC double glazed windows with vertical blinds enjoying a pleasant outlook over the colourful gardens, radiator, fitted carpet, central ceiling light, six-panelled internal door.



### BEDROOM TWO 3.43m (11'3") x 2.57m (8'5") into recess.

A generous second double bedroom with broad UPVC double glazed window overlooking the front aspect, fitted carpet, six-panelled internal door, double radiator, cupboard housing the Worcester gas central heating boiler (combi) and slatted shelving.



### BEDROOM THREE 2.44m (8'0") x 2.08m (6'10")

Again, with double glazed window overlooking the front aspect, radiator, fitted carpet, central ceiling light, six-panelled internal door.



### WET ROOM 2.08m (6'10") x 1.65m (5'5")

This wet room has been especially adapted for disabled use and has a wet area with non-slip flooring, chrome shower and mixer tap, fully tiled surround with safety grab rails, pedestal hand wash basin with chrome easy-on hot and cold taps and glass holders either side, low flush wc, radiator, two towel rails, extractor fan, frosted double glazed window, six-panelled internal door.



### OUTSIDE

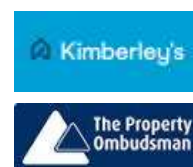
#### ATTACHED GARAGE 4.98m (16'4") x 2.51m (8'3")

With up and over door, light and power, multi-paned personal door to the garden, single glazed casement window overlooking the rear. The garage is approached over a driveway with space for two vehicles in tandem if parked sensibly.

### GARDENS

As you approach the property during the spring and summer months, what becomes apparent is how much work has gone into making this fabulous garden so colourful being well stocked with Rhododendrons, Azaleas and other flowering plants. At the rear of the house there are fabulous south facing gardens with painted concrete steps and safety rail leading down to a small lawn. A couple of further steps drop down

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to a sheltered and secluded paved patio area. Raised flowerbeds on the far boundary are well stocked with a variety of plants and shrubs and a step from the lawn takes you to a gravelled area laid for ease of maintenance again with rockeries stocked with Rhododendrons, Azaleas, Hydrangeas and a Dracaena Palm. Outside cold water supply and personal door leading into the garage.

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

*COUNCIL TAX* Band C.

*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.



INSERT FLOOR PLAN HERE

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