



Falmouth

A semi-detached three/four bedroom house
Large mature garden
Two reception rooms
Car port and outbuildings
UPVC double glazed windows
Cul-de-sac location
Non-standard construction/cash buyers only
In need of modernisation
Good proximity to town, schools and amenities
Being sold as a 'chain free' transaction

Guide £165,000 Freehold

**ENERGY EFFECIENCY RATING
BAND E**

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

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REF: SK7393



Offered for sale with 'no chain' is this semi-detached, spacious and well proportioned three/four bedroom house with the benefit of a large corner plot and therefore good sized gardens, carport and outbuildings.

There will be no doubt that this property will be popular due to its generous, spacious and well proportioned accommodation especially as it has two reception rooms with the ability of having a fourth bedroom if required, ideal as a family home.

Although the property has many modern features including UPVC double glazing, it does need modernisation and decor throughout and as agents, we would also advise that it is of non-standard construction therefore suitable for cash buyers only as there are limitations with mortgage ability on this type of property.

Pellew Road is a popular residential area due to being located within a cul-de-sac and is believed to be quieter than many of the residential areas within the vicinity. The accommodation in brief comprises; an entrance hallway with a closed tread staircase leading to the first floor and doors to the 14'7" living room with an outlook over the garden, spacious kitchen with a range of base and wall units and a second reception room/dining room/bedroom four if required with a pleasant outlook over the rear. To the first floor there is a landing with access to roof space and a window with views over the area and Penryn River in the distance. Doors lead to a family shower room and three generous bedrooms. Outside, to the front of the property there is a garden. However, the majority can be found to the rear and side and are of a generous size and maybe of interest to those looking to do further development (subject to the relevant planning permissions and consents). To the rear is a car port, an outside wc and two useful outbuildings. These gardens offer a good degree of privacy and have a large range of mature plants and shrubs throughout.

The ever popular town of Falmouth offers an eclectic range of facilities including shops, cafes, restaurants, the Phoenix multi-screen cinema, the Poly Theatre and the Princess Pavilion that provides a variety of entertainment to suit all tastes. At the end of town you will find Events Square that is home to the National Maritime Museum. The town itself has a diary of festivals throughout the year including The Oyster Festival, Sea Shanty and the ever popular Falmouth Week that hosts a variety of sailing and shoreside events.

A viewing is strongly recommended to appreciate the size and proportions of the property.

Why not call for your appointment to view today?

THE ACCOMMODATION COMPRISES:

All dimensions approximate.

The property is accessed via the front garden that has a path leading to the front door.

UPVC DOUBLE GLAZED FRONT DOOR

With glazed panel and letterbox opening to:

ENTRANCE HALLWAY 3.30m (10'10") x 1.98m (6'6")

An area for coats, night storage heater, closed tread staircase with balustrade leading to the first floor landing, under stairs storage area, plastered and coved ceiling with ceiling light, laminate flooring, doors to living room and kitchen.

LIVING ROOM 4.44m (14'7") x 3.28m (10'9")

Three UPVC double glazed windows looking out over the front garden, part panelled walls with shelving, night storage heater, textured and coved ceiling with ceiling light.

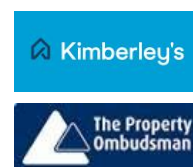


KITCHEN 3.66m (12'0") x 3.05m (10'0")

A traditional kitchen with a range of base and wall units with cupboards and drawers, grey granite effect roll top work surface with tiled splashback and incorporating a stainless steel sink with mixer tap, recess for cooker, plastered ceiling with strip light, UPVC double glazed window with a pleasant outlook over the enclosed rear garden, UPVC door to side/rear and outbuildings, door to dining room/reception two/bedroom four.



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.



DINING ROOM/RECEPTION TWO/BEDROOM FOUR
3.05m (10'0") x 2.74m (9'0")

UPVC double glazed window overlooking the pleasant enclosed rear garden, night storage heater, plastered ceiling with ceiling light and finished with a laminate floor. This room could have an array of uses.



STAIRS AND LANDING

A closed tread staircase with balustrade leads to a galleried landing, UPVC double glazed window with views over Penryn River and countryside beyond, loft trap with access to the roof space, light, night storage heater, door to the bathroom and three generous bedrooms.

BATHROOM

A three piece suite comprising; a double shower cubicle with electric shower within and glass shower screens, low level wc, pedestal wash hand basin, frosted UPVC double glazed window to the side.

BEDROOM ONE 4.50m (14'9") x 2.82m (9'3")

Having a built-in wardrobe with clothes rail within, UPVC double glazed window with outlook over the rear garden and surrounding area, night storage heater, ceiling light.



BEDROOM TWO 3.05m (10'0") x 3.45m (11'4")

With built-in wardrobe, airing cupboard housing a lagged hot water tank, UPVC double glazed window to the front overlooking the area, wall mounted heaters, ceiling light.

BEDROOM THREE 2.97m (9'9") x 2.21m (7'3")

UPVC double glazed windows with outlook to the front, strip light.



CAR PORT Of timber construction.



OUTSIDE

COVERED PATIO AREA

OUTBUILDING ONE 4.88m (16'0") x 2.29m (7'6")

UPVC double glazed window, light and power and having a range of work benches.

OUTSIDE WC With a low-level wc and light.

OUTBUILDING TWO 1.83m (6'0") x 3.81m (12'6")
maximum measurements.

Window, power and light.

GARDENS

As previously mentioned, one of the properties main features are its superb gardens which are of a generous size due to being on a corner plot and is mainly laid to lawn with mature plant and shrub borders offering a good degree of privacy.



AGENTS NOTE

Please note that this property, although liveable, is of non-standard construction and not built in a traditional way. Therefore, this has limitations with mortgage lenders and therefore we are considering this property is suitable for cash buyers only.

SERVICES

Mains electric, water, telephone, broadband and drainage. No mains 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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