



## Falmouth

Individual end of terrace character cottage  
Two double bedrooms  
Lounge, fully fitted kitchen  
Spacious accommodation throughout  
Recently redecorated and carpeted  
Enclosed front and rear courtyard garden  
Conveniently located in Falmouth town centre  
Chain free, vacant possession  
Ideal first home or investment property

Guide £200,000 Freehold

**ENERGY EFFICIENCY RATING  
BAND D**

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REF: SK7391



Tucked away in the centre of town, a conveniently located two double bedroom property which is a hidden gem offers spacious and well proportioned accommodation.

The accommodation in brief comprises of enclosed front and rear courtyard gardens, two double bedrooms, open plan style lounge with separate kitchen, a useful utility area and has space for a tumble dryer and washing machine.

The location plays a key part, with the house being within easy reach of the main street, The Dell train station and bus stops close by which provides a regular service to the Falmouth University (Tremough Campus), Penryn and the cathedral city of Truro. A short stroll will take you to Gyllyngvase Beach which is one of only eight Blue Flag beaches in Cornwall, beautiful Kimberley Park, the bustling town centre and waterside districts plus at the far end of town, The National Maritime Museum, Pendennis Castle and The Events Square which plays host to a number of festivals throughout the year.

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

Why not call for your personal appointment today?

*THE ACCOMMODATION COMPRISES:*

Steps leading up to a UPVC double glazed door into:

*LOUNGE 3.91m (12'10") x 3.96m (13'0")*

Cosmetically refreshed and painted, newly fitted carpet, UPVC double glazed window overlooking the front elevation, small under stairs storage, central pendant light, radiator, opening to the kitchen.



*KITCHEN 1.83m (6'0") x 3.00m (9'10")*

With a range of matching wall and base units in black with grey effect work surfaces, central pendant spotlight, single stainless steel sink unit with hot and cold mixer tap and space for a fridge freezer, integrated electric cooker and hob with extractor fan over, serving hatch to the lounge, single glazed window overlooking the rear, half glazed wooden door leading onto the rear garden.



*STAIRS*

Leading up to a spacious hallway with newly fitted carpet, loft storage space, smoke alarm, pendant light and radiator.



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.



**BATHROOM 2.13m (7'0") x 2.03m (6'8")**

Comprising of a white suite, low level wc, sink, bath with shower over, extractor fan and a frosted UPVC double glazed window and single radiator.



**BEDROOM TWO 3.23m (10'7") x 2.18m (7'2")**

Overlooking the rear garden, freshly painted, newly fitted carpet, central pendant light, radiator and white single panel door with chrome handle.



**BEDROOM ONE 4.06m (13'4") x 3.68m (12'1") Up to the boiler cupboard.**

Freshly painted, newly fitted carpet, UPVC double glazed window overlooking the front elevation, enclosed storage cupboard, housing the boiler, white six panel door with chrome handle.



**OUTSIDE FRONT GARDEN**

A paved area which gives right of way to two other cottages in the block.

**REAR GARDEN**

Has a storage unit and a pathway with steps up to an enclosed fenced garden with paved flooring enjoying a sunny aspect and somewhere to sit and enjoy the sunshine.



**COUNCIL TAX BAND A**

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

**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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