



Falmouth

A reverse level semi-detached house
Fantastic location, within minutes' walk to the town and Castle Beach
Gas central heating, UPVC double glazing throughout
Newly fitted Magnet kitchen with integrated appliances
Three well proportioned bedrooms
Shower room/ wc, and cloakroom
Light bright spacious lounge/dining area
Well presented and decorated throughout
Driveway parking, attached single garage
Enclosed front garden, rear gardens

Guide £425,000 Freehold

ENERGY EFFICIENCY RATING
BAND C

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REF: SK7394



Kimberley's are delighted to bring to the market this three bedroom, reverse level property which is within a few minutes' walk to the town, Castle Beach and level sea front.

The property has an upper floor featuring a light and airy open plan living area with large windows with elevated views creating a welcoming atmosphere filled with natural light. At the heart of the home there is a newly fitted Magnet kitchen in green complete with integrated appliances. The reverse level layout places the bedrooms on the lower floor offering privacy and a calm retreat from the main living spaces. There are three well proportioned bedrooms which lends itself to being a superb family home. Outside, the property is complimented by an enclosed front landscaped outdoor space to the rear and a low maintenance sunny rear garden. There is also an attached single garage accessed via off road driveway parking facilities.

The property has benefits including gas fired central heating by radiators, UPVC double glazed doors and windows and a fantastic focal point wood burner.

Modern fitted finishes, clean lines and carefully considered details gives this property a sophisticated yet comfortable feel.

Pendennis Rise is located on the South West Coast Path and as previously mentioned is close to the bustling town centre and waterside districts. 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. Also close by is the 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.

As our client's sole agents, we thoroughly recommend an early viewing to appreciate this property.
Why not call to arrange your personal viewing today!

THE ACCOMMODATION IN BRIEF COMPRISES:

Steps leading down to an enclosed front garden to enjoy the morning/afternoon sun with seating area with a contemporary feel, a UPVC double glazed front door which leads to a Porch with storage space for shoes, coats and a lovely seating area.

RECEPTION HALL

A welcoming space flooded with natural light, doors leading to the principal rooms and staircase leading to the downstairs bedrooms and utility.



CLOAKROOM/WC

With white suite comprising of a toilet, wall mounted hand basin, tiled walls, lino flooring, radiator and a frosted UPVC double glazed window

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 2.49m (8'2") x 3.66m (12'0")

Equipped with a newly fitted Magnet kitchen in a subtle green colour with a range of matching wall and base units, with chrome handles, wrap around quartz effect roll top work surfaces, ceramic tiling over, one and a half bowl single drainer stainless steel sink, integrated Bosch induction four ring hob, Hotpoint oven, it also has integrated fridge freezer, integrated dishwasher, a cupboard housing the Worcester boiler, UPVC double glazed window overlooking the front elevation, laminate flooring and a serving hatch with access through to the lounge/diner.



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LOUNGE/DINER 5.89m (19'4") x 3.81m (12'6")

A superb bright reception room with has two broad UPVC double glazed windows overlooking the rear aspect, newly fitted feature wood burning stove with surround, two central ceiling lights, laminate flooring, radiator and integral door leading into the garage.



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GARAGE 2.24m (7'4") x 4.95m (16'3")

With an electric roller door, light and power.

STAIRS

With carpet lead down to the bedrooms, family shower room, utility and rear garden

SHOWER ROOM 3.17m (10'5") x 1.63m (5'4")

A white suite comprising of a walk-in shower with glass screen, a high level wc, sink with hot and cold mixer taps, vanity unit under, laminate flooring, chrome ladder style towel rail, on trend contemporary tiling and UPVC frosted double glazed window.



BEDROOM ONE 2.59m (8'6") x 2.59m (8'6")

Neutrally decorated with soft neutral tones, UPVC double glazed window overlooking the front aspect, central pendant light, radiator and carpet.



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BEDROOM TWO 3.17m (10'5") x 3.81m (12'6") (Principal bedroom)

An extremely light and bright bedroom, neutrally decorated, carpet, large UPVC double glazed window overlooking the rear garden and pendant ceiling light.



BEDROOM THREE 2.54m (8'4") x 3.38m (11'1")

Neutrally decorated, UPVC double glazed window overlooking the enclosed rear garden, central pendant light and carpet.



UTILITY AREA 4.70m (15'5") x 2.11m (6'11")

A space for a washing machine and tumble dryer, also has the benefit of wall units, sink with hot and cold mixer taps, roll top work surfaces, UPVC window and UPVC double glazed door leading out on to the enclosed rear garden.



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GARDENS

To the front an enclosed low maintenance patio area, a nice space for sitting, entertaining friends and family and to enjoy the sunshine. To the rear another enclosed outside space for sitting and relaxing, with a side gate and steps leading down to the train station.



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COUNCIL TAX BAND D

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.



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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