



Constantine

A character semi-detached cottage
Two bedrooms
An enclosed garden
Summerhouse/studio
Character and charm throughout
Feature fireplace with wood burner
Solar panels
Central heating (air source heat pump)
Very desirable village location
Can be sold 'chain free' if required

Guide £230,000 Freehold

AWAITING EPC

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

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www.kimberleys.co.uk

REF: SK7408



An attractive semi-detached, two bedroom cottage with gardens and studio having a wealth of character and charm including a fireplace with wood burner and modern features including central heating via a heat pump and solar panels and set within a tucked away location within the heart of this popular rural village.

The accommodation in brief comprises: entrance area, large open plan kitchen/diner and living area with a lovely traditional cottage feature inglenook fireplace with freestanding wood burner, kitchen with a range of wall and base units and an external lean-to utility area/workshop on the ground floor. To the first floor there is a landing area with doors leading to a family bathroom, the double and single bedroom. Outside, to the front and side of the property there is a lovely garden which is mainly laid to lawn and offers a good degree of privacy. In the garden there is a separate studio/office of timber construction that has light and power connected and double glazed windows. There is a further stone outbuilding/storage and the utility/workshop to the rear.

The popular village of Constantine has a host of amenities at hand including two convenience stores with off licences, the Tolman Centre and Museum that hosts a number of events, Constantine Social Club with its recreational and children's playground facilities. There is a bowling green and the village has their own football and cricket teams. Other facilities include a doctor's surgery, highly regarded primary/junior school, pre-school, St. Constantine Parish Church, The Cornish Arms public house and the Tregilly Wartha Inn a little further out of the village. There is also a local bus service that provides links from Helston to Falmouth.

An internal viewing is highly recommended to appreciate the property's character and charm plus the garden to the side.

Why not call for your personal viewing today?

THE ACCOMMODATION COMPRISES:

All dimensions approximate.

From Fore Street a gate leads to a path where you will find a pair of tucked away cottages. Number 60 is the second property.

UPVC DOUBLE GLAZED FRONT DOOR TO:

ENTRANCE AREA

An area with coat hooks, radiator, concealed fuse box, opening to kitchen and living room.

OPEN PLAN KITCHEN/LIVING ROOM 4.57m (15'0") x 4.57m (15'0")



LIVING ROOM AREA 4.57m (15'0") x 2.74m (9'0")

A lovely traditional feature inglenook fireplace with local stone surround housing a freestanding wood burner with glass door sitting on a granite hearth. UPVC double glazed windows with outlook over the front garden with window seat, exposed beamed ceiling, wall lights, spotlights, radiator, storage cupboards, finished with a engineered timber floor with under floor heating.



KITCHEN AREA 4.57m (15'0") x 2.01m (6'7")

A traditional kitchen fitted with a range of base and wall units comprising of cupboards and drawer with cream timber doors, granite effect roll top work surface with matching splash back incorporating a stainless steel sink with drainer and mixer tap, four-ring electric hob with extractor unit over, stainless steel electric oven, recess and plumbing for dishwasher, recess for refrigerator, exposed beamed ceiling, UPVC double glazed window to the rear, UPVC double glazed door opening onto the utility/workshop area to the rear. This area is finished with an engineered wood floor with under floor heating.



STAIRS AND LANDING

A closed tread staircase with balustrade leads to the landing that has a plastered ceiling with positive air flow device, loft trap with access to the roof space, cupboard housing the hot water tank and doors to the bathroom and two bedrooms.

BATHROOM 2.34m (7'8") x 1.52m (5'0")

Comprising a three piece suite having a panelled bath with shower over, glass screen, low-level wc, pedestal wash hand basin, part tiled walls, shaver point, chrome heated towel rail, wooden floor, plastered ceiling with ceiling light and extractor fan.



BEDROOM ONE 3.20m (10'6") x 2.95m (9'8")

A double bedroom with UPVC double glazed window having an outlook to the front with a view over the surrounding area, radiator, plastered ceiling with ceiling light, finished with a timber floor.



BEDROOM TWO 2.90m (9'6") x 1.37m (4'6")

A single room with UPVC double glazed window with outlook to the rear, radiator, plastered ceiling with ceiling light and finished with a timber floor.



OUTSIDE

WORKSHOP/UTILITY AREA

Accessed from the rear of the property and the garden is the lean-to workshop and utility area.

STUDIO/SUMMERHOUSE 3.81m (12'6") x 2.82m (9'3")

A detached building of timber construction which is currently used as an office that has light and power, double glazed windows and a pair of doors overlooking the gardens, fuse box, finished with a timber floor.

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.





OUTBUILDING

Of stone construction. A useful outbuilding with door which is currently used for storage.

GARDENS

As previously mentioned, the property enjoys a pleasant, enclosed garden to the front and side and is mainly laid to lawn with a further patio area and a vegetable plot to the front.

AGENTS NOTE

We have been informed by the vendors that the property has undergone much improvement during their tenure and includes a Radon Sump which removes the possibility of Radon which can be found within the South West.

The property also has solely owned solar panels and air source heat pump that provides domestic hot water and central heating facilities.

SERVICES

Mains electricity, water and drainage. Telephone and Broadband.

COUNCIL TAX Band B.

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.

