



Flushing

Views of the river and across to Falmouth
Sought after waterside village of Flushing
Immaculately presented end of terrace home
South facing private, low maintenance landscaped garden
Being sold with the benefit of 'no onward chain'
Open plan kitchen/living room
Two bedrooms, modern kitchen and shower room
Walking distance into the village and the harbour
Ideal as a home or investment
Viewing highly recommended

Guide £300,000 Freehold

ENERGY EFFICIENCY RATING
BAND E

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

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REF: SK7409



This IMMACULATELY PRESENTED end of terrace home is situated in an elevated position within the ever-POPULAR HARBOURSIDE VILLAGE OF FLUSHING.

Being elevated, the property enjoys far reaching views over Flushing, down to the river and across to the Greenbank area of Falmouth.

A part of a small terrace of just three houses, the property has been much improved and updated with the accommodation in brief comprising; an open plan kitchen/living space with utility area downstairs, whilst upstairs offers two bedrooms and a modern shower room. Outside, the gardens have been fully landscaped and provide two lovely areas comprising a raised paved terrace with views down to the river and over rooftops to the fields and a private, secluded decked area with both enjoying a southerly aspect that enjoys most of the days sunshine.

The popular village of Flushing is located on the banks of the Penryn River and sits opposite the harbour town of Falmouth which is served by a regular ferry service. The village offers a good range of facilities including a village store, Flushing Sailing Club and quayside cafe, a farmers market offering local produce along with a primary and junior school. The traditional Royal Standard public house with its open log fire is nearby along with the new Harbour House Restaurant which has recently opened with a Green Michelin Star chef in residence! On the quay there is another new restaurant called the Tide with excellent reviews. A stroll along the cliff will take you to Mylor Yacht Club that provide tasty breakfasts whilst overlooking the boats. Furthermore, comprehensive facilities can be found in the surrounding towns of Penryn and Falmouth that are approximately two miles and four miles away respectively.

The property would suit those looking to make this their home, as a bolt hole or an investment.

A viewing is strongly recommended!



THE ACCOMMODATION COMPRISES:

From the road, shared steps lead up to the small terrace of only three houses. Gated access leads through the front and side garden onto a hardwood front door with double glazed porthole and storm porch leading to:

OPEN PLAN KITCHEN/LIVING ROOM

A superb space to enjoys a dual aspect with views to the front over Flushing, the river and Falmouth beyond plus further views to the side, over rooftops to the fields beyond.



*LIVING AREA 3.76m (12'4") x 3.45m (11'4")
maximum measurements including stairs.*

A lovely dual aspect room with large double glazed window to the front with fabulous views over Flushing to the river and onto the Greenbank area of Falmouth and further double glazed window to the side with views over rooftops to the countryside beyond, wood burner effect electric fire, TV aerial point, telephone point, stairs rising to the first floor landing, open plan to:

KITCHEN AREA 2.39m (7'10") x 2.24m (7'4")

Double glazed window to the side aspect. A modern fitted kitchen with a selection of base and wall mounted units, solid wooden work surfaces to two sides with tiled splash backs, inset single drainer stainless steel sink unit with mixer tap, inset four-ring electric hob with double Smeg oven under and concealed extractor over, space for under counter refrigerator, inset lighting, Delabole slate flooring, opening through 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.





UTILITY AREA 1.83m (6'0") x 0.81m (2'8")

Two double glazed windows to the rear aspect, solid wooden work surface to one side with space and plumbing for washing machine, coat hooks, a continuation of the Delabole slate flooring.

FIRST FLOOR LANDING

With stairs rising from the living area, doors leading to bedrooms and shower room, hatch providing access to the loft space which has good head height and could be made into an additional space for an office, bathroom/bedroom all subject to planning permission.



*BEDROOM ONE 3.66m (12'0") x 3.45m (11'4")
maximum measurements.*

Double glazed window to the front aspect with fabulous views over Falmouth to the river and on towards Royal Cornwall Yacht Club and the Greenbank area of Falmouth, wardrobe recess to one wall, feature internal porthole window to the landing, coved ceiling.



BEDROOM TWO 3.07m (10'1") x 1.65m (5'5")

Double glazed window to the rear aspect, coved ceiling.



SHOWER ROOM

Opaque double glazed window to the rear. A matching modern suite in white to comprise corner shower cubicle with wall mounted electric shower and full height tiling, pedestal wash hand basin and low-level flush wc, part wood panelled walls, towel rail radiator, ceiling mounted extractor.



OUTSIDE

The garden is laid to paving in an L-shape immediately adjacent to the property which wraps around and provides a lovely, elevated area in which to sit out and enjoy and having views over Flushing, the river and towards Falmouth, outside water tap. From the top garden, a gate steps lead down to a very private landscaped south facing area laid mainly to decking with raised beds and well stocked flowerbeds with a further seating area. Boarded by hedging with integrated Beech and Hawthorn this is a secluded and sheltered area which takes advantage of the south and west sunshine for the majority of the day.

COUNCIL TAX Band A.

SERVICES Electric, mains water and drainage.

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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