



Falmouth

A competitively priced three bedroom terraced house
Gardens, decking and patios
Gas central heating by radiators
UPVC double glazed windows and doors
Generous family sized accommodation
Views towards Penryn River and countryside
Would benefit from some updating
Convenient location for the marina and town centre
Being sold with 'no onward chain'

Guide £210,000 Freehold

**ENERGY EFFICIENCY RATING
BAND E**

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

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www.kimberleys.co.uk

REF: SK7439



Offered for sale with 'no onward chain' this spacious and well-proportioned three bedroom terraced family home with a range of features including gas central heating, UPVC double glazing, gardens and views over Penryn River and beyond, all within a short walk to the Marina and the towns amenities.

Although the property has many modern features, it is worth noting that further works and updating will enhance the property to its full potential.

The accommodation in brief comprises of an enclosed front garden which currently has a lift, a path to the side with a range of sun terraces. The front door leads to a spacious light entrance hall with a closed tread staircase with balustrade rail leading to the first floor landing. A dual aspect living room with patio doors opening on to a decking area, kitchen/diner with a good range of wall and base units, a bathroom with a three piece suite, on the first floor there is a landing and three generous bedrooms. Most of the gardens can be found at the rear with a large decking area, a path leading to a further lawn and garden shed.

The property is well positioned within a short walk to a couple of well-known supermarkets, Falmouth Marina with its Upper Deck restaurant, open playing fields and football fields nearby. The town offers a broad range of independent high street shops together with a diverse selection of restaurants, cafes, public houses, bars and the Maritime Museum, Pendennis Castle, Falmouth Sea front, beaches and a number of schools and universities.

An internal viewing is strongly recommended to appreciate this property's value and spacious accommodation.

THE ACCOMMODATION COMPRISES

All dimensions approximate

From Tresillian Road there are steps down to the front garden, also a gate leading to a lift system leading to the front garden with fencing which offers a good deal of privacy, with a range of sun terraces and a path that leads to the front door.

UPVC DOUBLE GLAZED FRONT DOOR

With glazed panel and letter box opening on to the entrance hall.

ENTRANCE HALL 2.44m (8'0") x 1.78m (5'10")

A textured ceiling with spotlight, picture rail, radiator, closed tread staircase with balustrade leading to the first floor landing, under stair storage area, doors to the living room, kitchen and bathroom.

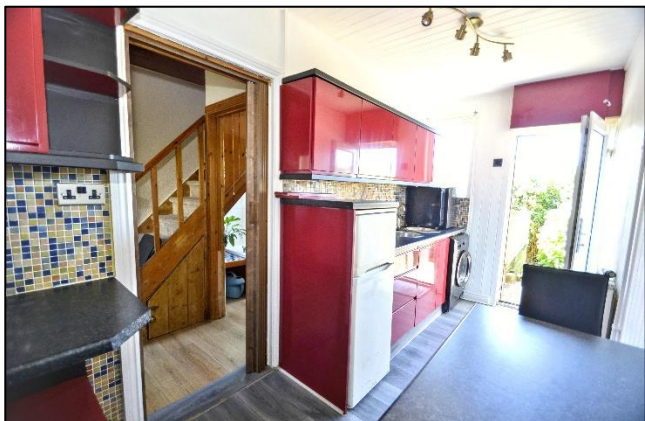
LIVING ROOM 4.88m (16'0") x 3.43m (11'3")

A dual aspect room with UPVC double glazed window to the front, a pair of double glazed doors opening onto the rear gardens and decking area, two radiators, feature gas fire with brick surround, a timber mantle, a range of built in timber cupboards providing useful storage, a picture rail, textured ceiling with ceiling light and finished with a timber effect floor and carpeted area.



KITCHEN/DINER 4.88m (16'0") x 1.78m (5'10")

Comprising of a wide range of wall and base units with cupboards, drawers in red gloss, granite effect roll top work surface, tiled splash back, stainless steel sink with a separate drainer, mixer tap, a separate water filter tap, stainless steel four ring gas hob with stainless steel extractor canopy over, built in stainless steel matching cooker, recess for a fridge/freezer, recess and plumbing for a washing machine. UPVC double glazed window overlooking the front, UPVC double glazed door opening onto the rear gardens, spotlights, this area is finished with a timber effect flooring.



BATHROOM 2.29m (7'6") x 1.75m (5'9")

Comprising of a three piece suite, a panelled bath with electric shower over, pedestal wash hand basin and a low level wc with push button flush, tiled walls, heated towel rail, UPVC double glazed window, plastered ceiling with ceiling light and finished with a timber effect floor.



STAIRS AND LANDING

A closed tread staircase with balustrade rail leads to the first floor landing and bedrooms, textured ceiling, loft trap with access to roof space, picture rail, ceiling light, UPVC double glazed window with views over the area and Penryn River, timber doors leading to the three generous bedrooms.

BEDROOM ONE 4.93m (16'2") x 3.05m (10'0")

Two built in cupboards providing useful storage, radiator, textured ceiling with ceiling fan, light, picture rail, UPVC dual aspect double glazed windows with a pleasant outlook to the rear and the front overlooking Penryn River and countryside beyond.



BEDROOM TWO 4.42m (14'6") x 2.90m (9'6")

A further double room with two UPVC double glazed windows, radiator, plastered ceiling, ceiling light, and picture rail.



BEDROOM THREE 2.49m (8'2") x 2.44m (8'0")

UPVC double glazed window with pleasant outlook to the rear and Penryn River in the distance, radiator, textured ceiling with ceiling light, and picture rail.



GARDENS

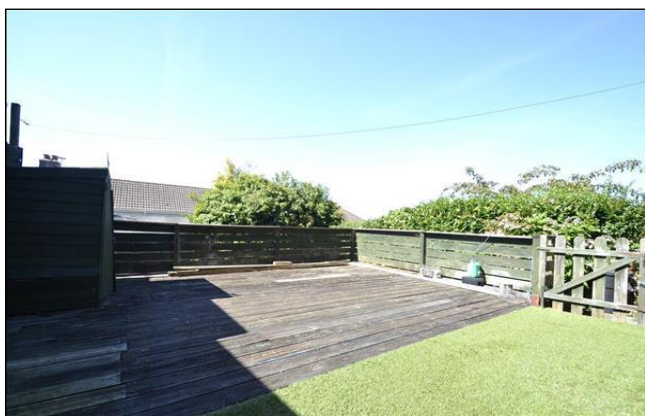
FRONT GARDEN

An enclosed front garden with sun terraces, a lift system, fencing, a path to the front, a shared pathway/passage leads to the rear gardens.



REAR GARDEN

Most of the gardens can be found to the rear where there is a large, enclosed decking area ideal for enjoying the sun or alfresco dining, a path leads down to a second area laid to lawn with a garden shed.



PARKING

There is on street parking available at the front of the property.

COUNCIL TAX BAND D

SERVICES Mains drainage, water, gas and electricity.

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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