



20 Kimberley Park Road, Falmouth

Guide Price £350,000



**Heather & Lay**  
*The local property experts*

- Stone built Victorian house
- End of terrace
- 3 Bedrooms
- In need of modernisation
- Gardens to front & rear
- Off-road parking for 2 cars
- NO ONWARD CHAIN

#### THE LOCATION

Kimberley Park Road is the well-known arterial road, running into Falmouth town and the waterfront, passing beside its namesake - the glorious and expansive Kimberley Park. The location is incredibly convenient and contains a fine selection of residential property, most of which dates from the Victorian era, through to the 1920s and 30's. The town has a brilliant and diverse selection of restaurants, bakeries and bars and an eclectic mixture of shops, which include national chains, together with quality galleries showcasing local talent. Falmouth's seafront, on the town's southern side, is about a mile away, with sandy beaches, Henry VIII's Pendennis Castle and access to incredible walks and scenery along the Southwest Coastal Path. Nearby train stations (Falmouth Town and Penmire Halt) provide a convenient link to the mainline at Truro for Exeter and London, Paddington. Falmouth Docks are a major contributor to the town's economy and, along with Falmouth University (with campuses in Falmouth and Penryn) and Falmouth Marine School, specialising in traditional and modern boat building, marine engineering and environmental science, ensure an all-year-round and vibrant community. There are five primary schools and one secondary school in the town, and highly regarded independent preparatory and senior schools in Truro. Falmouth boasts the third largest natural harbour in the world and is renowned for its maritime facilities, which offer some of the best boating and sailing opportunities in the country; little wonder the town is consistently ranked as one of the top five places to live in the UK





## THE PROPERTY

This is a great opportunity to own one of these desirable family homes that has been in the same family for many years. Now ready for its next chapter in life and in need of an uplift/modernisation the property could be brought back to its former glory. Accommodation comprises separate sitting and dining rooms plus kitchen downstairs with three double bedrooms and family bathroom upstairs. The property has been priced competitively to reflect the possible work required and design to personal requirements. Number 20 is set back from the road and fronted by a wonderful beech tree giving a good degree of privacy and noise reduction from the road. The rear garden is large (for a property so close to town and much larger than modern houses today) and at its end something unusual and a great bonus in this location for Falmouth....off-road parking space for two cars!

## ACCOMMODATION IN DETAIL (ALL MEASUREMENTS ARE APPROXIMATE)

From the main door located to the left of the property you enter into ...

### ENTRANCE

A small area with stairs to the first floor, doors to dining room and....

### SITTING ROOM

Bay window to front. Slate fireplace housing gas fire. Radiator. Door through to .....

### DINING ROOM

Door and window out to the rear courtyard. Opening through to the kitchen. Gas fire.

### KITCHEN

Great size but in need of an uplift and although perfectly useable 'as is' the new owner will likely wish to renew and possibly extend into the courtyard. Window and door to courtyard.

### FIRST FLOOR

Stairs from entrance leading to....

### LANDING

Long and winding landing with doors leading to bedrooms and family bathroom.





#### BEDROOM ONE

Good size. Window to front.

#### BEDROOM TWO

Window to rear. Built-in wardrobe.

#### BEDROOM THREE

Window to side.

#### FAMILY BATHROOM

Window to side. Modern white suite comprising panel bath with shower over, pedestal hand wash basin and WC.





#### FRONT GARDEN

The front garden is quite large setting the house back from the road. Mainly laid to lawn and enclosed by low walls with a lovely beech tree giving additional privacy. Paved patio area and side pathway leading through to the rear courtyard and outhouses.

#### REAR GARDEN

From the rear courtyard steps lead up to a generous sized garden mainly laid to lawn. At the rear a gateway leads to a parking space for two cars, a real bonus in this location. Power and light.

#### OFF STREET PARKING

2 Parking Spaces

Council Tax band: C

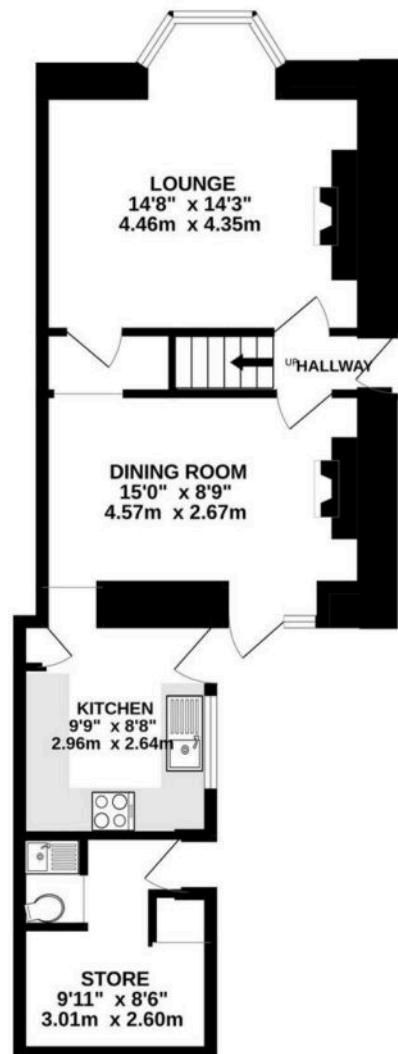
EPC: TBC

Services: Mains electricity, gas and drainage.

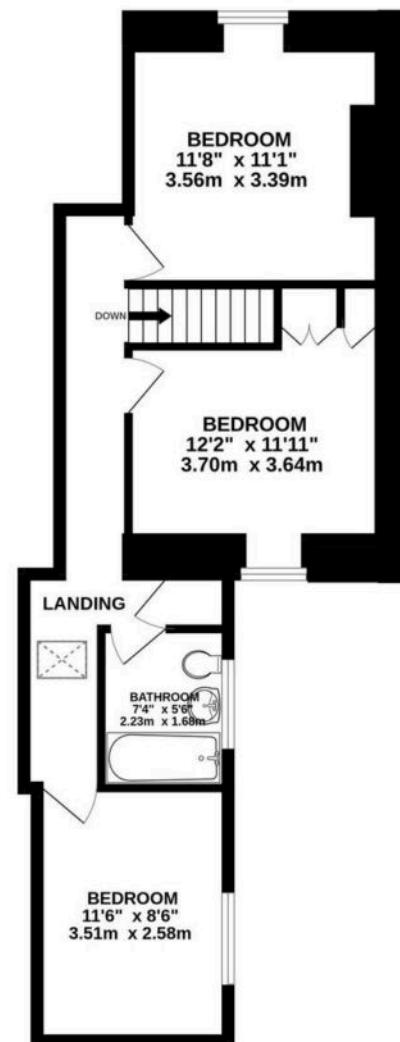
#### AGENTS NOTE

There is a small area of flying freehold.

GROUND FLOOR  
508 sq.ft. (47.2 sq.m.) approx.



1ST FLOOR  
499 sq.ft. (46.3 sq.m.) approx.



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TOTAL FLOOR AREA: 1006 sq.ft. (93.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Heather & Lay

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We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.



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