



COMMERCIAL PROPERTY SOUTH WEST

Chartered Surveyors specialising in all aspects of commercial property

FOR SALE – Detached House, 2 Outbuildings and Potential Residential Development Land

Kergilliack Close, Hillhead Road, Falmouth, Cornwall, TR11 5PA

FOR SALE - £750,000 for the Freehold

Detached 3 Bedroom House with a total of 9.72 acres including meadow. Situated on the popular road of Kergilliack which is located on the outskirts of Falmouth.

Branch line railway links via Truro and London Paddington station

Opportunity for Residential Development subject to planning

Viewing by prior appointment with:

Tim Smart

e: timsmart@scp.uk.com

t: 01872 300 401



scp.uk.com

Location

Situated on the popular road of Kergilliack located on the outskirts of Falmouth Town which offers a number of local and national facilities including banks, restaurants, butchers, primary and secondary schooling, and a multi-screen cinema. The popular beaches of Gyllyngvase and Swanpool are approximately two miles away. Main line railway links to Truro and London Paddington station.



Description

Detached house built Circa 1958, gardens with 9.72 acres of land including a meadow, barn and livestock shed and an opportunity for residential development.

The accommodation includes three bedrooms, shower room, study/studio, living room, utility room and conservatory leading onto the patio, gardens and further land.

EPC

The unit has been rated D56.

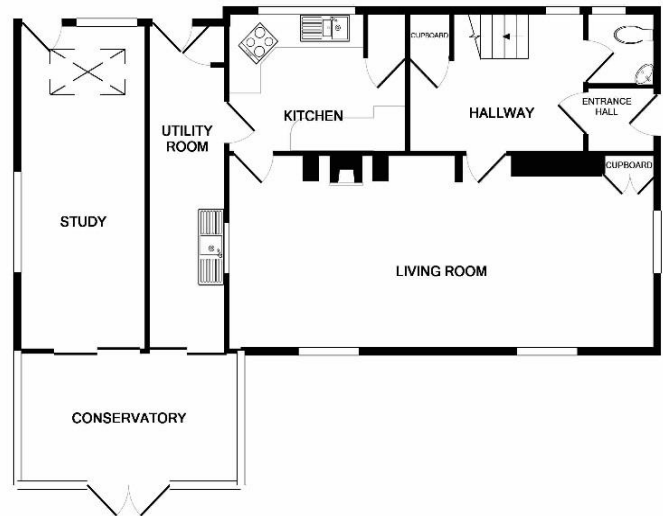
Tenure

FREEHOLD - £750,000

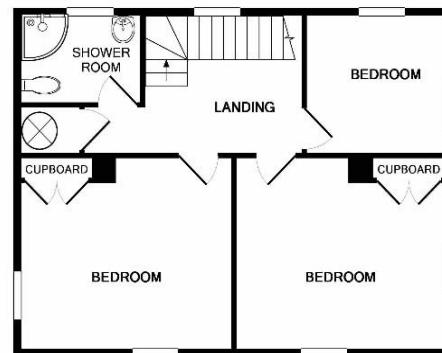
Planning

Potential purchasers are advised to make their own enquiries to Cornwall Council; Tel: 0300 1234 151; Email: planning@cornwall.gov.uk; Cornwall.gov.uk.

Accommodation



GROUND FLOOR



1ST FLOOR

Ground Floor	Sq Ft	Sq M
Living Room	316.67	29.42
Kitchen	92.35	8.58
Study	164.68	15.31
Utility / Hallway	99.56	9.25
Conservatory	59.52	5.53
First Floor		
Bedroom 1	157.47	14.63
Bedroom 2	157.02	14.58
Bedroom 3	77.50	7.20
Total Area	1124.82	104.5



Accommodation

Ground Floor

Hardwood entrance door to

Utility Room / Hallway – 6.13 x 1.15 (Sq m) Stainless steel sink unit with double drainer, modern sky light, power points, plumbing for washing machine, power points, leading to

Conservatory – 2.45 x 2.26 (Sq m) Ceramic tiled floor, meter cupboard, double-glazed double doors to conservatory, double glazed door to patio and garden.

Study/Studio – 6.2 x 2.47 (Sq m) Power points, 3 fluorescent strip lights modern sky light mahogany double-glazed window and interlocking wood affect floor overlooking garden. Double glazed door to outside.

Living Room – 3.58 x 8.22 (Sq m) Four mahogany double-glazed windows, fireplace with oak surround, housing solid multifuel wood burner and power points.

Kitchen – 3.3 x 2.6 (Sq m) Power points, stainless-steel sink unit with drawers, Framford floor and wall units with under cupboard lighting and work top surface, breakfast bar, Neff 4 ring hob, electric cooker panel and mahogany double-glazed window to front. Larder with ventilation and slate shelf.

Entrance Vestibule

Tiled floor with glazed door to

Main Hall

Built in safe double glazed mahogany window to side, power points and smoke alarm

First Floor

Bedroom 1 – 4.01 x 3.65 (Sq m) Two double glazed mahogany windows, built-in double cupboard and power points.

Bedroom 2 – 3.62 x 4.03 (Sq m) Built-in double cupboard, two double glazed mahogany windows with rear view, power points and electric heater.

Bedroom 3 – 2.74 x 2.63 (Sq m) Two double glazed mahogany windows and electric heater.

Shower Room

Glazed shower unit, electric towel rail, wash basin, WC and one double glazed mahogany window.

Outbuildings

Ashmed Timber Barn (Width 6.04 x Length 18.41) 111.19 sq m (1196.94 sq ft)

Livestock Shed (15.11 x 9.74) 147.17 Sq m (1584 sq ft)

Truro Office:

Compass House, Truro Business Park
Truro, Cornwall, TR4 9LD

Smart Commercial Property, on its behalf and on behalf of the Vendors or Lessors to whom they are appointed Agents give notice that;

- The contents, including any photographs, measurements, permissions for use and occupation and other details given should not be relied upon and are for guidance only. The reader is advised to seek professional advice and view the property to satisfy themselves of such property particulars.
- The reader should make reasonable efforts to ensure that the information given on the particulars is accurate and up to date and should undertake their own due diligence before proceeding.
- These marketing particulars do not constitute or imply any offer of contract.



VAT

Under the Finance Acts 1989 and 1997, VAT may be levied on the rental. We recommend that the prospective purchaser established the VAT implications before entering into any agreement.

Legal Costs

Each party to bear their own legal costs incurred in the transaction. However, if the purchaser aborts the transaction for any reason then they will be responsible for the landlords legal costs.

Services

We understand that mains electricity (Solar panels have been installed), water borehole and cesspit drainage are connected to the property. However, these services have not been tested by the agents. Interested parties should make their own enquires.

Asbestos Regulations

It is the responsibility of the owner or tenant of the property and anyone else who has control over it and/or responsibility for maintaining it to comply with the Control of Asbestos Regulations 2006 (CAR 2006). The detection of asbestos and asbestos related compounds is beyond the scope of Smart Commercial Property and accordingly we recommend you obtain advice from a specialist source.

Council Tax Band - E

Interested parties should make their own enquiries of the local authority to ascertain the exact rates payable. Cornwall Council, Carrick House, Pydar Street, Truro, Cornwall TR1 1EB. Tel: 01872 224397, e-mail: revenues@cornwall.gov.uk or enquiries can be made on-line at the VOA website: www.voa.gov.uk.





Conservatory



Dining Area



Kitchen



Ashmead Barn



Access to Meadow



Rear of Livestock Shed

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Approved : Mr C Brookes

Sign

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