



12 Kelley Road, Falmouth

Guide Price £495,000



Heather & Lay
The local property experts

- Detached chalet bungalow
- Very nicely presented
- Great location
- Lovely garden

THE PROPERTY

Thought to have built in the late 1950's and much extended, updated and modernised over the years. From the brick paved drive, through the home and into the rear garden...all is very well-presented and a credit to the owner. Inside there have been many changes to keep up with modern standards and expectations. The total floor area is 1173 square feet and has two bedrooms on the ground floor plus another with en-suite on the first floor. Also on the ground floor is a good sized kitchen, sitting room, dining room and conservatory.

THE LOCATION

Kelley Road is well-regarded and popular for its convenient position and low density of housing, providing decent gardens and spacing and in a position approximately one mile from Falmouth town and harbourside. A regular bus service runs nearby. Kelley Road is located off Trescobeas Road, on which is located Falmouth Hospital, Falmouth Fire Station and Falmouth's secondary school. Falmouth's reputation continues to grow with its excellent and diverse selection of restaurants and an eclectic mixture of individual as well as national chains together with quality galleries showcasing local talent. Nearby train stations provide an easy link to the mainline Truro line and Paddington, London. The harbour, Carrick Roads and its tributaries provide some of the best boating and sailing opportunities available and help consistently keep Falmouth as one of the top five places to live in the country.





ACCOMMODATION IN DETAIL

(ALL MEASUREMENTS ARE APPROXIMATE) Up a few steps into a covered porch that leads into the ...

HALLWAY

Karndean flooring, stairs to the first floor, sitting room to the left, bedrooms and shower room to the right. Straight on leads into the kitchen which in turn leads into the dining room and conservatory. Radiator.

SITTING ROOM

21' 7" x 10' 5" (6.58m x 3.18m)

Double glazed window to the front, stone fireplace with gas living flame fire. Two radiators. Karndean oak flooring. Double glazed window to the side. Hatch through to the kitchen. Double glazed sliding patio doors leading into conservatory. Radiator.

KITCHEN/DINER

18' 6" x 7' 11" (5.64m x 2.41m)

Lovely room with modern fitted units to base and eye level with light wood effect doors and drawers complemented by a granite work top with matching uplift and butler sink with mixer tap, gas hob with oven under and extractor over, plumbing for washing machine and dishwasher. Recess with further units and space for large fridge/freezer. Slimline units with display wall units above. Amtico flooring, radiator, two double glazed windows overlooking the south facing rear garden. Door to hall.

CONSERVATORY

9' 4" x 7' 2" (2.84m x 2.18m)

Double glazed windows and sliding patio doors leading out into the rear garden. Opening through to kitchen. Amtico flooring.







BEDROOM TWO

11' 5" x 11' 4" (3.48m x 3.45m)

Double glazed window overlooking the front garden. Radiator.

Built-in wardrobe with sliding doors.

BEDROOM THREE

8' 9" x 7' 11" (2.67m x 2.41m)

Double glazed window overlooking the side aspect. Radiator. Loft

access. Oak flooring.

SHOWER ROOM

Walk-in shower cubicle. Hand wash basin on vanity unit. W/C,

chrome ladder style towel radiator. Obscure window to the side.

Panelled wet areas.

FIRST FLOOR

LANDING

Window to the rear.

MASTER BEDROOM

Windows to front, side and rear. Built-in wardrobes. Two further

cupboards plus a further storage area. Radiator.

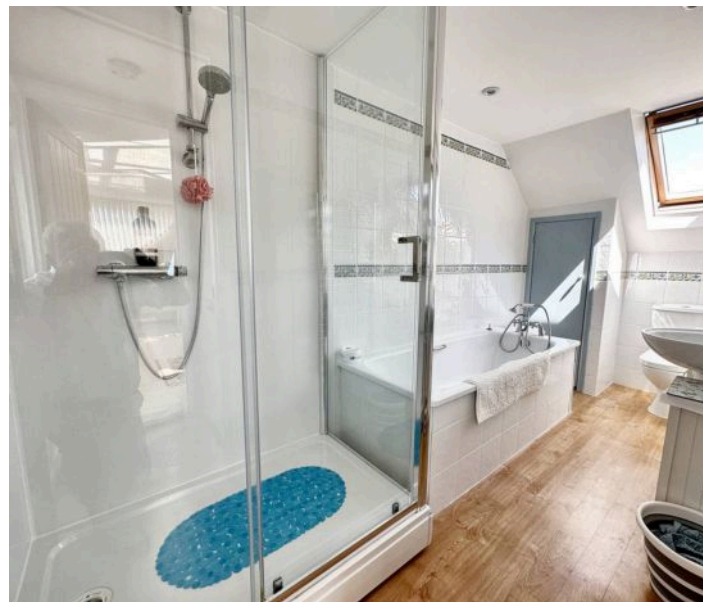
BATHROOM

White suite comprising, bath with shower attachment, hand wash

basin, walk-in shower cubicle. W.C. Cupboard housing the boiler

which serves the domestic hot water. Karndean oak flooring.

Towel radiator. Obscure window to the rear. Velux window.





GARDEN

The rear garden has been lovingly maintained by our vendor, with a well-manicured lawn and an abundance of mature plants and shrubs. There is a greenhouse, timber shed and a wonderful patio, perfect for enjoying alfresco dining in the summer months.

GARAGE

Single garage with metal up-and-over vehicular access door to the front.

DRIVEWAY

Driveway parking for many vehicles.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

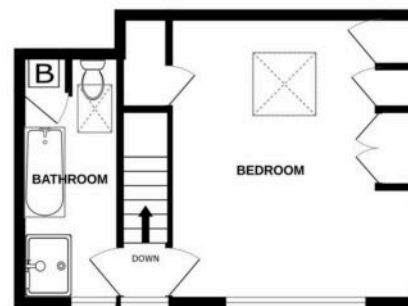
SERVICES: Mains electricity, gas, water & drainage



GROUND FLOOR
872 sq.ft. (81.0 sq.m.) approx.



1ST FLOOR
301 sq.ft. (28.0 sq.m.) approx.



TOTAL FLOOR AREA: 1173 sq.ft. (109.0 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

3 Church Street, Falmouth - TR11 3DN

01326 319767 • sales@heather-lay.co.uk • www.heather-lay.co.uk/



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