



TOM WILLS
PERSONAL PROPERTY AGENTS

12 Park Crescent

Falmouth, TR11 2DL

£585,000



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An absolutely stunning detached bungalow overlooking beautiful Kimberley Park with private driveway parking for several vehicles. The tastefully and impressively modernised/extended three double bedroom accommodation features herringbone oak flooring within the open-plan living area and kitchen. There is contemporary bathroom and kitchen fittings, a superb dining area with lantern window overhead and twin sets of tri-folding doors to the garden. Many original features remain such as fireplaces, timber floorboards, picture and dado rails. There is great scope to convert the attic (subject to the relevant consents), which already benefits from stairway access.



- Superbly modernised accommodation
- Wonderful extension with tri-folding doors to the garden
- Thoughtfully/stylishly refitted kitchen and bathroom
- 3 double bedrooms
- Stairs to attic with scope for conversion - subject to consents
- Highly desirable position close to town and adjacent to Kimberley Park
- Many original features
- Driveway parking for several vehicles
- Veranda overlooking the park opposite
- Sunny garden with decking, patio and lawn





12 Park Crescent has undergone a thoughtful scheme of refurbishment and upgrades by the current owner. This includes an extension to the dining area with two sets of tri-folding doors that beautifully connect the accommodation to the garden, making it ideal for barbecues and gatherings in the summer months, especially as the evening sun floods the side and rear elevations. With three double bedrooms, there is ample space, and for those requiring additional accommodation, a staircase leads to an attic storage area with excellent potential for conversion into another bedroom or living space, subject to planning and building regulations.

THE LOCATION

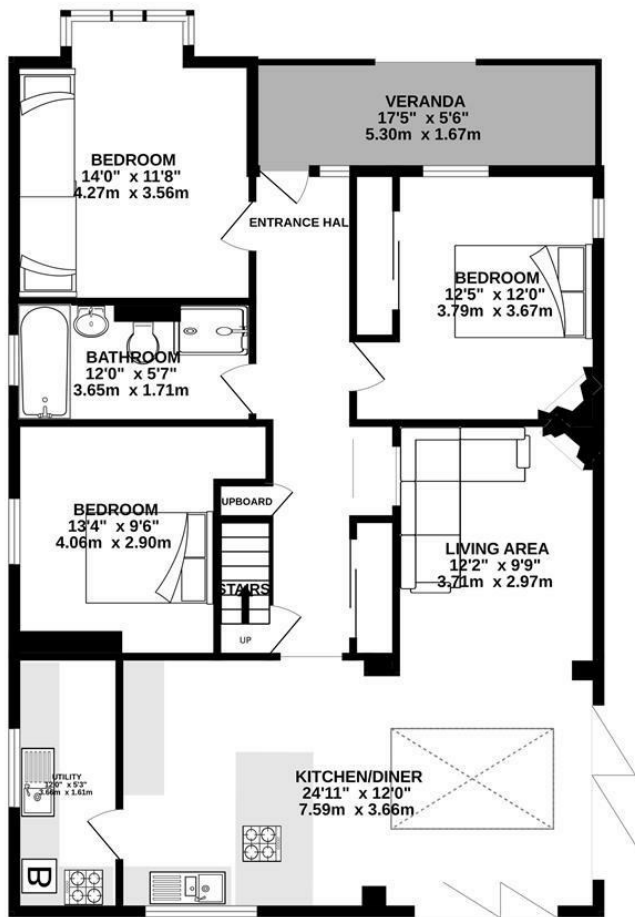
Park Crescent is conveniently located near the centre of Falmouth town, bordering the outskirts of beautiful Kimberley Park featuring a band stand, children play area and large lawns with interconnecting pathways. All the amenities Falmouth has to offer are within walking distance, including shopping facilities, bars, restaurants, and public houses. The nearby beaches, such as Gyllyngvase and Swanpool, are also easily accessible on foot, along with various water sports clubs, notably the Royal Cornwall Yacht Club

ADDITIONAL INFORMATION

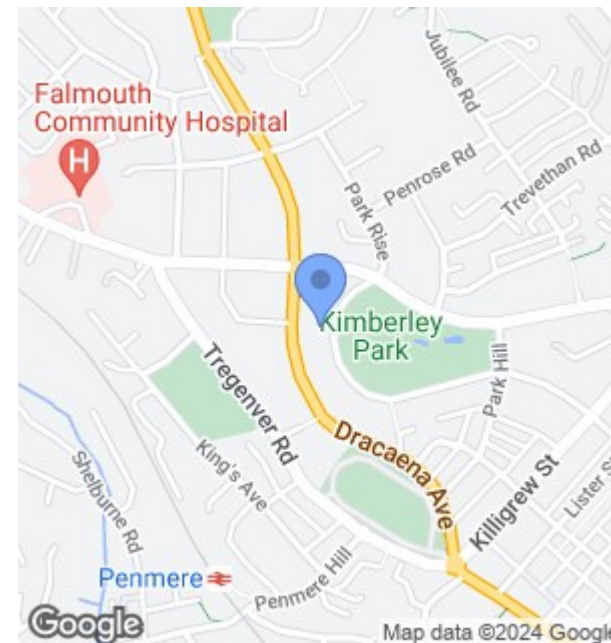
Tenure - Freehold. Possession - Vacant possession upon completion to coincide with our client's onward purchase (to be confirmed). Services - mains water, drainage, electricity & gas are connected. Gas central heating. Council Tax - Band D. EPC Rating -59(D).



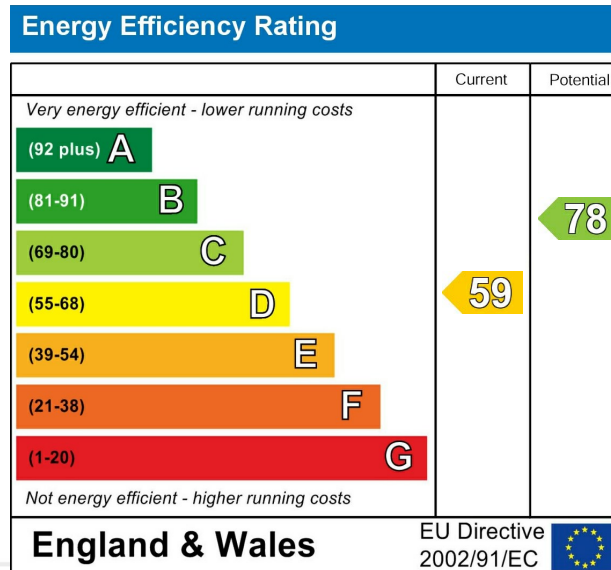
GROUND FLOOR



PARK CRESCENT FALMOUTH TR11 2DL
 TOTAL FLOOR AREA : 1044sq.ft. (97.0 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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Energy Efficiency Graph



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