



## 13a Highfield Road, Falmouth, TR11 2DW

Guide Price £315,000

An incredibly rare opportunity to acquire a spacious 1 bedroom detached bungalow, constructed, we understand, in the late 1980's and occupying an elevated corner plot with established borders; the property benefits from gas central heating, conservatory to the rear, lawned side garden, sunny rear patio and driveway parking for 2 vehicles. To be sold with immediate vacant possession and no onward chain.

### Key Features

- Detached bungalow
- Generously proportioned
- Established garden and borders
- No onward chain, immediate vacant possession
- 1 bedroom, 1 bathroom
- Modern interior
- Convenient driveway parking
- EPC rating C







## THE ACCOMMODATION COMPRISES

From the driveway, a part-glazed uPVC front entrance door, with step and handrail, leads into the:-

### KITCHEN/DINER

Double aspect with walk-in 'box bay window' to front elevation, together with light borrowing window leading into the conservatory, from the kitchen area. Nicely proportioned with space for dining table and chairs to one side, and fitted kitchen situated opposite.

### KITCHEN AREA

With units to three sides set above and below a wood-effect roll top worksurface, panel-style cupboards with inset stainless steel sink with drainer and mixer tap, exposed wall-mounted Worcester boiler providing domestic hot water and heating, and tiled splashback at mid-point. Built-in appliances to include: Beko electric oven with grill, Beko four ring electric hob and fridge/freezer. Space and plumbing for washing machine. Casement window to rear, borrowing light from the conservatory. Strip lighting, feature painted and panelled ceiling, tiled flooring, strip lighting. Open to the:-

### DINING AREA

Panel door leading into the hallway, with ancillary louver fronted door concealing slatted shelving, electrical consumer unit and loft hatch. Dual aspect box bay window to front elevation, continuation of tiled flooring, space for dining table and chairs. Strip light, radiator. Door leading to the:-

### HALLWAY

Formal part-glazed entrance door to front elevation with matching side panels, panel doors to bedroom, living room and bathroom. Ceiling light, radiator, Worcester wall-mounted heating thermostat.

### LIVING ROOM

Situated to the rear of the hallway, a square is shape and sizable room. Window to side elevation providing a snapshot over towards the Fal Estuary and Roseland Peninsula. Glazed sliding doors leading into conservatory. Two ceiling lights, radiator, TV aerial point.

### CONSERVATORY

With step down into a courtesy side grip: glazed to two sides providing a uPVC rear entrance door to far side, allowing access to the side and rear garden. Two radiators, wall-mounted shelving, power sockets.

### BATHROOM

A white three piece suite comprising low flush WC, vanity unit with inset sink, mixer tap and panel bath with side grips and separate hot/cold taps. Tiling to walls, carpeted flooring. Mirror-fronted medicine cabinet with inset light. Extractor fan, ceiling light, radiator.

### BEDROOM

Light, bright and well proportioned, with double aspect with two double glazed windows to side and rear elevations providing a pleasing outlook over the side and front gardens. Ceiling light, radiator, telephone point.

## THE EXTERIOR

## DRIVEWAY

A concrete hardstanding providing space enough for two vehicles. Granite retaining wall with raised beds, stocked with an array of subtropical planting.

## FRONT, SIDE AND REAR GARDENS

From the driveway, a gently inclining and accessible concrete pathway leads to the formal front entrance door with courtesy metal handrail. Running parallel, and mainly laid to granite shingle, there is a front pathway giving access to the front and side gardens, mainly laid to lawn with established shrubbery and bushes to the borders. To the rear, a small pathway, mainly laid to granite shingle, circulates around the property and leads onto a rear garden terrace, partially laid to lawn with the extension of concrete hardstanding from driveway. Garden shed. Exterior water tap.

## BASEMENT

To the front of the property, steps descend to a half-height timber door, which opens into a sizeable basement area providing useful ancillary storage and with power, light, and further crawl space beyond, leading underneath the living room.

## GENERAL INFORMATION

### SERVICES

Mains electricity, water, drainage and gas are connected to the property. Telephone points (subject to supplier's regulations). Gas fired central heating.

### TENURE

Freehold.

### VIEWING

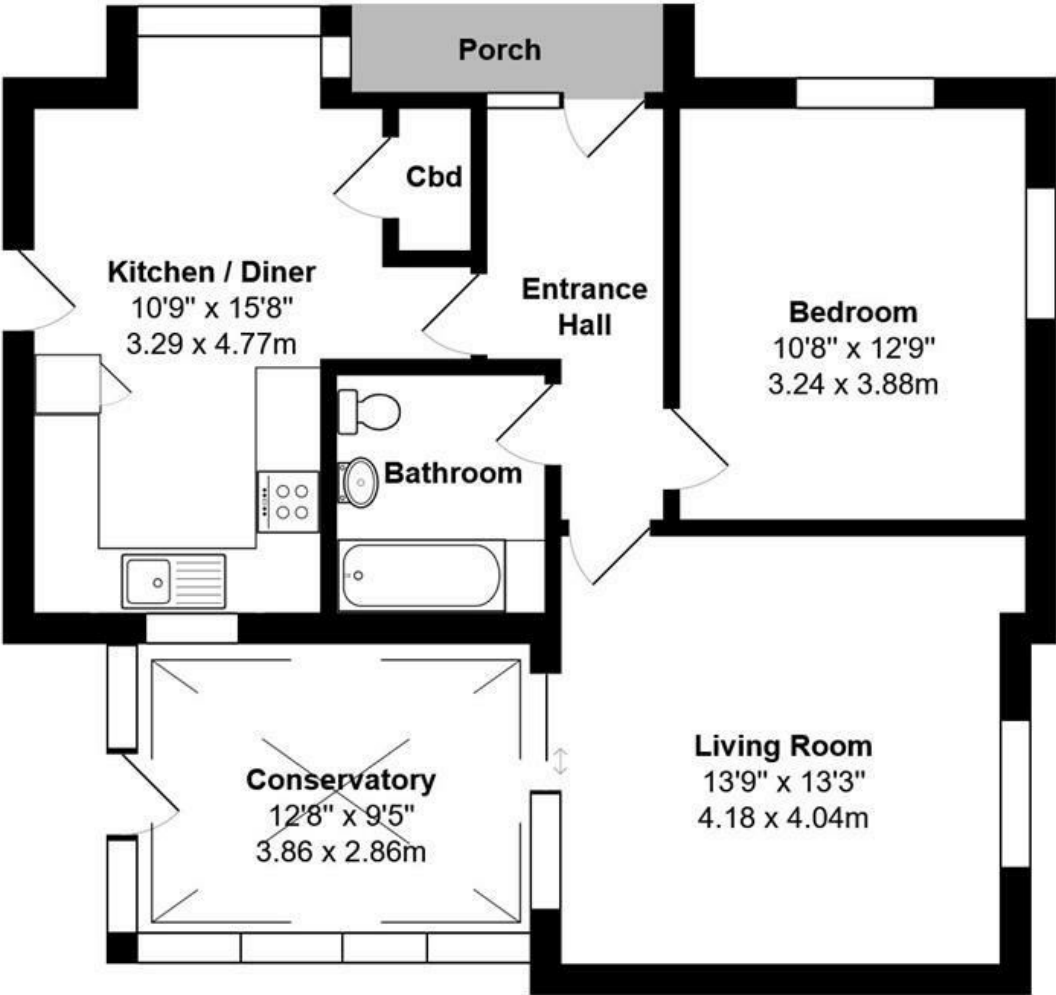
Strictly by appointment only with the executors' Sole Agent - Laskowski & Company, 28 High Street, Falmouth, TR11 2AD. Telephone: 01326 318813.







Floor Plan



Highfield Road, Falmouth, TR11 2DW

Total Approx Area: 70.0 m<sup>2</sup> ... 753 ft<sup>2</sup> (excluding porch)

All measurements are approximate and for display purposes only