



## Falmouth

An elevated, detached bungalow  
Set in a prime residential location  
Being sold with 'no onward chain'  
Gas central heating, double glazing (majority)  
Plenty of potential to extend and update  
Generous lounge and dining room  
Original fitted kitchen and bathroom  
Two double bedrooms (both with wardrobes)  
Simple lawned gardens, long side driveway  
Views across rooftops to light woodland



**Guide £315,000** Freehold

**ENERGY EFFICIENCY RATING - BAND D**

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REF: SK6927



A great opportunity to acquire this elevated, detached, double fronted two bedroom bungalow which is set in a prime residential location at Conway Road, enjoying delightful views across the rooftops to the light woodland of Tregonigge Woods.

The bungalow comes to the market for the first time in over 30 years and offers plenty of potential for new owners to customise, improve and even extend the property at the side. Remarkably so, the bungalow has still got the original fitted kitchen, bathroom, Delabole slate open fireplace in the sitting room and internal dark wood finish doors in place.

A degree of modernisation has taken place over the years with the installation of gas fired central heating by radiators (combi) and UPVC double glazed windows in most rooms and where stated.

The accommodation includes an L-shaped reception hall, lounge open plan to a dining area, kitchen, utility room, two double bedrooms and a bathroom/wc combined. Outside, there are open plan and simple lawned gardens, a timber garden shed and to the left hand side of the property, a long driveway.

A regular bus service takes you into Falmouth's bustling town centre where you will find an eclectic blend of independent and high street named retail outlets plus a great selection of restaurants from around the world, public houses, bars, the Poly Theatre, The Phoenix multi-screen cinema and at the far end of the town, The National Maritime Museum. Falmouth's famous sea front provides a level walk of some 3/4 mile commanding panoramic views from Pendennis Castle across to the horizon and The Lizard Peninsula in the West.

**As our client's sole agents, we thoroughly recommend an immediate viewing to secure this property.**

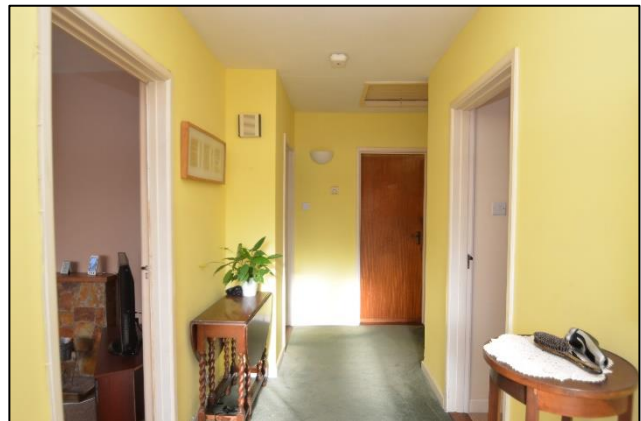
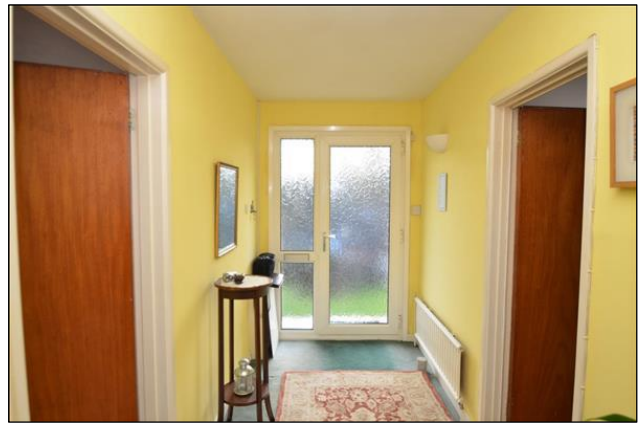
**Why not call for a personal viewing today?**

**THE ACCOMMODATION COMPRISES:**

A recessed open porch with frosted double glazed window and matching side panels leading into:

**RECEPTION HALL 4.75m (15'7") x 1.63m (5'4") plus 1.17m (3'10") x 1.07m (3'6")**

A L-shaped entrance hall which has a radiator, electric consumer box, access to insulated loft space, double linen cupboard and access to all principal rooms.



**LOUNGE 5.49m (18'0") x 3.96m (13'0")**

A delightful and bright dual aspect main reception room which has broad UPVC double glazed windows to the front aspect enjoying views across the rooftops to the light woodland at Tregonigge, matching window overlooking the side, a coloured slate open fireplace with matching hearth and mantle, TV aerial point, two radiators, fitted carpet, archway to:





### REAR LOBBY

With UPVC double glazed window, coat hooks, sliding door to:

### UTILITY ROOM 2.77m (9'1") x 2.34m (7'8")

With double floor-to-ceiling broom cupboard, single drainer stainless steel sink unit set on a double base unit, roll top work surfaces alongside having space and plumbing for washing machine, radiator, double glazed window overlooking the rear, ceramic tiled flooring.

### BEDROOM ONE 4.27m (14'0") x 3.48m (11'5")

A bright dual aspect room with UPVC double glazed window overlooking the front aspect with views across the rooftops to light woodland opposite, matching window to the side, radiator, built-in double wardrobe cupboard and overhead storage, fitted carpet.



### DINING ROOM 3.56m (11'8") x 2.67m (8'9")

Again, with double glazed window overlooking the side aspect, radiator, wood panelled walls, telephone point, fitted carpet, door to:

### KITCHEN 3.58m (11'9") x 3.05m (10'0")

A highly original kitchen with fitted base units, Formica work surfaces and wrap around double drainer stainless steel sink unit and chrome mixer tap, glass fronted wall cabinets, vinyl flooring, wooden single glazed window overlooking the rear aspect, strip light, electric cooker panel, return doorway to the reception hall, second doorway to:

### BEDROOM TWO 3.30m (10'10") x 3.17m (10'5")

Again, with double glazed windows overlooking the side, floor-to-ceiling double fitted wardrobe cupboard and overhead storage, radiator, fitted carpet.



### **BATHROOM 2.31m (7'7") x 2.29m (7'6")**

With original coloured suite comprising; panelled bath, chrome mixer tap, shower attachment and panelled surround, pedestal wash basin with hot and cold tap, low flush wc, chrome heated towel rail, mirrored bathroom cabinet, cupboard housing Ariston gas central heating boiler (combi), vinyl flooring, frosted single glazed window.



### **OUTSIDE**

The bungalow sits on the top of a generous, terraced plot and at the front has a succession of terraces with granite retaining walls and a gently sloping lawn which runs the full width of the property. A new concrete pathway leads across the front elevations and crazy paved slate pathways either side take you past a lawned area to the right hand side, a drying area to the left and on the return side, some raised flowerbeds in need of cultivation. On the far side of the plot you will see a long driveway which is at present laid to grass and this could be turned into tandem parking for a number of vehicles and provide space for a garage (subject to the normal planning permission and building regulation approval).

**COUNCIL TAX** Band C.

**SERVICES** Mains drainage, water, electricity and gas.

### **MONEY LAUNDERING**

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



Important Note: None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Kimberley's Independent Estate Agents for themselves and for the vendors or lessors of this property, whose agents they are given notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No person in the employment of Kimberley's Independent Estate Agents has any authority to make or give any representation or warranty whatever in relation to this property.

