



Falmouth

A individual detached bungalow
Set in a favoured location near amenities
Being sold for the first time since 2008
Further potential for extension
Gas central heating, UPVC double glazing
Set in large sunny mature gardens
Generous lounge/dining room facing the gardens
Fitted kitchen/breakfast room and side utility porch
Two good double bedrooms, remodelled bathroom /wc
Detached garage and driveway parking



Guide £380,000 Freehold

**ENERGY EFFICIENCY RATING
BAND D**

29/29a Killigrew Street, Falmouth, Cornwall TR11 3PN

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www.kimberleys.co.uk

REF: SK6981



We are delighted to offer for sale on the open market, this well positioned, two bedroom detached bungalow which is set on a large mature plot in one of Falmouth's most sought after cul de sacs which is within easy reach of local amenities, schooling, beaches and Falmouth Golf Club.

The bungalow is being sold for the first time since 2008 with our lovely client now downsizing to a smaller home, giving someone the chance to enjoy the property and gardens which have so much potential for extension (subject to planning permission and building regulation approval).

Current features include gas fired central heating by radiators, UPVC double glazed windows, entrance doors and patio doors in the sitting room, focal point fireplace with independent gas fire, and a fitted kitchen with some appliances included.

The well proportioned accommodation includes an entrance porch, reception hall, spacious lounge and dining room facing the gardens, fitted kitchen/breakfast room and side porch/utility, two double bedrooms and a well appointed bathroom/wc combined.

Outside offers well stocked front gardens, detached garage and driveway parking, whilst to the rear large mature gardens enjoy plenty of privacy to relax and entertain your family and friends.

As our client's sole agents we thoroughly recommend an immediate viewing to secure this delightful bungalow.

Why not call for your personal viewing today!

ACCOMMODATION COMPRISES

UPVC double glazed front door with frosted privacy panel and single glazed window to the side aspect, slate tiled flooring, frosted double glazed door and matching side panel to:

RECEPTION HALL

A wide introduction to the property being L-shaped and with fitted carpet, deep boiler cupboard housing a Worcester gas central heating boiler and full length airing cupboard with radiator and slatted shelving alongside, access into insulated loft space, radiator, access to principle rooms.

BEDROOM ONE 3.66m (12'0") x 3.43m (11'3")

Having a double glazed window enjoying a pleasant outlook over the front gardens, double radiator, mirror fronted wardrobes, coved cornicing, fitted carpet, six panelled internal door.



BEDROOM TWO 3.66m (12'0") x 2.74m (9'0")

Again, with a double glazed window enjoying a pleasant outlook over the front garden, radiator, mirror fronted wardrobes, fitted carpet, six panelled internal door.



BATHROOM

Well appointed with white suite comprising handle to panelled bath, easy on chrome hot and cold taps, fully tiled surround, thermostatically controlled electric shower, pedestal wash hand basin with easy on hot and cold tap, tiled splashback, low flush wc, half tiled walls, mirrored bathroom cabinet, frosted double glazed window, non slip flooring, radiator, panelled internal door.



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.



LOUNGE/DINING ROOM 6.10m (20'0") x 3.40m (11'2")

Delightful, spacious South facing reception room which enjoys a pleasant outlook through broad UPVC double glazed sliding patio doors with matching side panel to the patio and garden, one double and one single radiator, a focal point light wood fireplace, an independent gas fire, coved cornicing, fitted carpet, six panelled internal door from the hallway, second six panelled internal door leading to:



KITCHEN/BREAKFAST ROOM 3.61m (11'10") x 2.64m (8'8")

Well equipped with a range of matching wall and base units in beech effect, wrap around roll topped work surfaces and complementary ceramic tiling over, single drainer stainless steel sink unit with mixer tap, a range of built in appliances including fridge freezer, dishwasher, stainless steel four ring gas ceramic hob with cooker hood and electric double oven under, ceramic tiled flooring, dual aspect with double glazed window enjoying a fine outlook over the gardens, frosted double glazed door to the side porch/utility, space for breakfast table and chairs, frosted double glazed door to:



SIDE PORCH/UTILITY 2.36m (7'9") x 1.32m (4'4")

Plumbing for washing machine, quarry tiled flooring, dual aspect double glazed window and door to outside.

DETACHED GARAGE

With an up and over door and approached via the driveway with parking in front.

OUTSIDE

At the rear of the bungalow there are delightful large mature gardens which offer a lovely sheltered paved patio area surrounded by well stocked rockeries, giving shelter and seclusion, having direct access from the patio doors from the lounge/dining room. As you move into the garden a large shaped lawned area enjoys a delightful sunny aspect and is surrounded by beautiful well stocked flowerbeds, sporting a wide variety of plants and shrubs including Azaleas, Hydrangeas, Pittosporum, Roses, Pieris and more besides. A pathway runs behind the furthest flowerbed and this has a Cornish stone hedge boundary. For those who are green fingers there is so much potential here to create your own style of garden whilst embracing everything that is already in place.



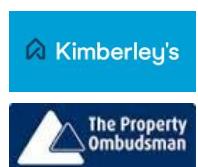
SERVICES Mains drainage, water, electricity and gas.

COUNCIL TAX Band C.

MONEY LAUNDERING

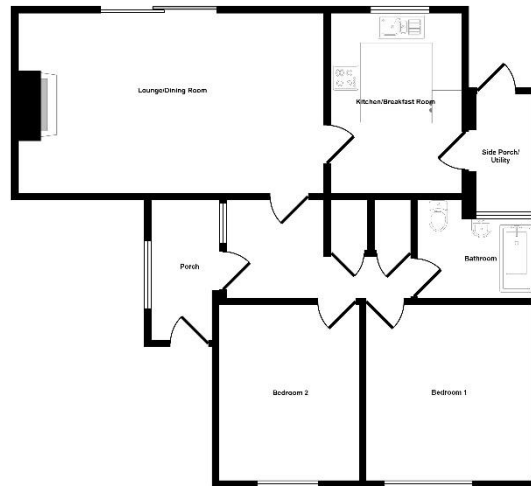
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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Approx Gross Internal Area
77 sq m / 827 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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