



## Herniss, Penryn

**A lovely, detached bungalow**  
**Lounge with feature woodburner**  
**Spacious fitted kitchen, newly fitted oil boiler (2024)**  
**Separate utility area**  
**Large conservatory**  
**Two/three bedrooms**  
**Spacious bathroom/wc in white**  
**Enclosed front and rear gardens**  
**Large storage sheds, ample parking facilities**  
**Far reaching countryside views to the rear**

**Guide £365,000** Freehold

**ENERGY EFFICIENCY RATING**  
**BAND E**

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

01326 311400  
[www.kimberleys.co.uk](http://www.kimberleys.co.uk)

REF: SK7001



Kimberley's are delighted to offer as our vendors sole agents, this lovely, beautifully presented, individual, detached bungalow located within the hamlet of Herniss.

Our motivated vendors have enjoyed ownership of the property but are now moving onto pastures new. Located in the small hamlet of Herniss, the property is conveniently situated between the ancient market towns of Helston and Penryn, the harbourside town of Falmouth and the cathedral city of Truro where you will find a comprehensive range of facilities including shops, cafes, restaurants and public houses. Nearby in Longdowns, there is a filling station and convenience store and another convenience store in the other direction at Rame.

The accommodation in brief comprises; two/three bedrooms, spacious kitchen, separate utility room, large conservatory, lounge, a family bathroom/wc, and attic space with light and power. Outside, there is a lawned gardens that wraps around the property, ample gravelled parking and turning facilities, a timber decked area and two gardens sheds that benefit from light and power.

**We highly recommend an early viewing to avoid disappointment.**

**Why not call for your appointment to view today?**

#### **THE ACCOMMODATION COMPRISES:**

A tarmac pathway bisects the front lawn leading to gentle steps that in turn lead to the UPVC 1/2 glazed entrance door.

#### **CONSERVATORY 7.69m (25' 3") x 2.18m (7' 2")**

A UPVC double glazed conservatory set on low block walling and currently used as a dining area. Single wall lights, two radiators, carpet, Vertical blinds, picture borrowed light window to bedroom, UPVC double glazed doors to living room and frosted door glass door to hallway.



#### **HALLWAY**

A spacious hallway with radiator, access to loft space via a loft ladder that has an electric light and power, picture rail, doors to lounge, the two bedrooms and kitchen.

#### **LOUNGE 4.11m (13' 6") x 3.32m (10' 11")**

Neutrally decorated with UPVC double glazed patio doors to the conservatory, wood burner set within chimney breast and set on a black hearth with wooden mantle over, radiator, central ceiling light, carpet.



#### **BEDROOM ONE 3.98m (13' 1") x 3.30m (10' 10")**

With French doors overlooking a dressing area/storage space that in turn leads out onto the garden, radiator, ceiling light point, carpet.



#### **BATHROOM**

Dual aspect with UPVC double glazed windows with Venetian blinds. Fitted with a white suite comprising; panelled bath with chrome mixer tap and tiled surround, separate shower cubicle with an electric shower, low-level flush wc, pedestal wash hand basin with mirror above, heated towel rail, inset ceiling spotlights, extractor fan.

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.







**KITCHEN 4.01m (13' 2") x 3.27m (10' 9")**

UPVC double glazed window looking into side porch. Comprehensively fitted with a range of Magnet cream fronted wall and base unit with wood effect roll top work surfaces over and ceramic tiling over, inset single drainer stainless steel sink unit with chrome mixer tap, space for electric cooker with extractor fan over, dishwasher and refrigerator, slate tiled flooring, spotlights on tracking and pendant light, window looking into the utility room, door to bedroom three/study.



**UTILITY ROOM 2.92m (9' 7") x 1.37m (4' 6")**

Fitted with a range of base units with roll top work surface over, inset single drainer stainless steel sink unit with chrome separate hot and cold taps, spaces for washing machine and tumble dryer, space for refrigerator/freezer, UPVC double glazed window with Venetian blinds, strip light, wood glazed door to an entrance porch.



**ENTRANCE PORCH**

With ceramic tiled flooring, UPVC double glazed window with Venetian blind, this is ideal as cloaks storage.



**BEDROOM TWO 4.11m (13' 6") x 3.27m (10' 9")**

With UPVC double glazed doors opening to the rear garden.



**BEDROOM THREE/STUDY 2.89m (9' 6") x 2.54m (8' 4")**

With double glazed doors to the rear elevation, carpet, central ceiling pendant light.



**LOFT SPACE**

Velux windows with far reaching countryside views (potential for a fourth bedroom subject to the necessary planning and consents), insulation, wall mounted light.

## OUTSIDE

Double opening gates to the front lead onto the gravelled parking area which provides ample parking for a number of vehicles. A pathway bi-sects the front lawn that in turn leads to a small flight of steps taking you to the front door. To the side there is a good sized decked area surrounded by a wooden fence, custom made wooden pergola and raised flowerbeds. There is a greenhouse in situ and two good sized storage sheds both with light and power.

## MUNDIC TEST

The property has been classified a class A/B.

## SERVICES

**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.



GROUND FLOOR  
1181 sq.ft. (109.7 sq.m.) approx.



TOTAL FLOOR AREA: 1181 sq.ft. (109.7 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of rooms, sections, corners and any other details are approximate and no responsibility is taken for any error, omission or misstatement. 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 is given in their operability or efficiency can be given.  
©2022. All rights reserved.

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.

