



Falmouth

An individual, extended detached bungalow
Set in a popular location just off Trescobeas Road
Being sold with the benefit of 'no onward chain'
UPVC double glazed windows and doors
Gas fired central heating by radiators
Plenty of potential for cosmetic refreshment
Sitting room with fireplace, fitted kitchen/dining room
Three bedrooms, shower room/wc
Attached garage, covered porch, ample driveway parking
Sunny well stocked gardens



Guide £450,000 Freehold

**ENERGY EFFICIENCY RATING
BAND D**

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

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www.kimberleys.co.uk

REF: SK7006



This individual, three bedroom, detached bungalow is set in a great location just off Trescobeas Road within a few minutes walk of Falmouth School with the property coming to the market for the first time since it was built in 1957 for our clients family.

The bungalow has been extended and improved over the years by our client, however there is still room for some cosmetic refreshment allowing new owners the opportunity to personalise the property to their own taste and requirements.

Current features include gas fired central heating by radiators, UPVC double glazed windows and doors, vertical blinds in some rooms, a fitted kitchen/dining room with some appliances and all floor coverings included in the sale.

The accommodation includes a large covered porchway in front of the garage and door leading into an L-shaped reception hall, dual aspect sitting room at the front, dual aspect fitted kitchen/dining room, three bedrooms and a re-modelled shower room/wc combined.

The bungalow is approached over a rising tarmac driveway with parking for four vehicles and this bisects a mature raised front garden which has a patio at the front and pathway leading around to the rear where a raised garden offers privacy and seclusion. An attached garage is alongside the property and a timber garden shed at the rear.

The property is within easy reach of Falmouth's bustling town centre, various educational facilities, Penmere branch line station, the sea front, beaches and Falmouth Golf Club.

As our clients sole agents, we thoroughly recommend an immediate viewing to secure this property.

Why not call for an appointment to view today?

THE ACCOMMODATION COMPRISES:

A large covered porchway with herringbone brick surface sits in front of the garage and gives access to the right through a wood grain UPVC double glazed front door with frosted privacy panels which takes you into:

RECEPTION HALL

L-shaped and with double linen cupboard and slatted shelving, double airing cupboard housing a Worcester Green Star gas central heating boiler, access to principal rooms, fitted carpet.

SITTING ROOM 5.23m (17'2") x 3.78m (12'5")

A delightful and bright dual aspect sitting room with almost full length UPVC double glazed wrap around windows with vertical blinds enjoying a pleasant outlook across the front garden towards Tregonnigie Woods, coloured slate fireplace with inset gas fire on a quarry tiled hearth, solid wood mantle and incorporated storage area to one side, dado rail, coved cornicing, fitted carpet, TV aerial point.



KITCHEN/DINING ROOM

KITCHEN SECTION 3.99m (13'1") x 3.56m (11'8")

Equipped with a full range of light oak wood effect wall and base units, brushed steel handles, granite effect roll top work surfaces and ceramic tiling over, single drainer stainless steel sink unit with mixer taps and cutlery drainer, Neff electric ceramic hob, cooker hood over and Hotpoint double oven, plumbing for washing machine and dishwasher, double radiator, ceramic tiled flooring, double glazed window and roller blind overlooking the side aspect, strip light, louvre doored crockery cupboard, open plan to:



DINING SECTION plus 3.43m (11'3") x 3.05m (10'0")

A lovely bright triple aspect room with wrap around UPVC double glazed windows all with vertical blinds enjoying a pleasant outlook over the front gardens, central ceiling light, fitted carpet, double radiator, TV aerial point.



BEDROOM ONE 3.73m (12'3") x 3.48m (11'5")

With double glazed picture window overlooking the rear garden, fitted carpet, double radiator, coved cornicing, telephone point.



BEDROOM TWO 3.45m (11'4") x 2.74m (9'0")

Again, with UPVC double glazed window enjoying a pleasant outlook over the gardens, radiator, fitted carpet.



BEDROOM THREE 2.97m (9'9") x 2.69m (8'10") plus recess 1.68m (5'6") x 0.79m (2'7")

A generous third bedroom with double glazed window overlooking the rear garden, radiator, coved cornicing.



SHOWER ROOM/WC 2.29m (7'6") x 1.68m (5'6")

Re-modelled with a white suite comprising; large semi-quadrant fully tiled shower cubicle, Mira Sport thermostatically controlled electric shower and curved screening, china hand wash basin, chrome mixer tap set on a white vanity unit which has an incorporated low flush wc alongside, radiator, half tiled walls, frosted double glazed window, inset ceiling spotlights, Dimplex downflow electric heater, access to insulated loft space with loft ladder, ceramic tiled flooring.

OUTSIDE

GARAGE 5.28m (17'4") x 2.82m (9'3")

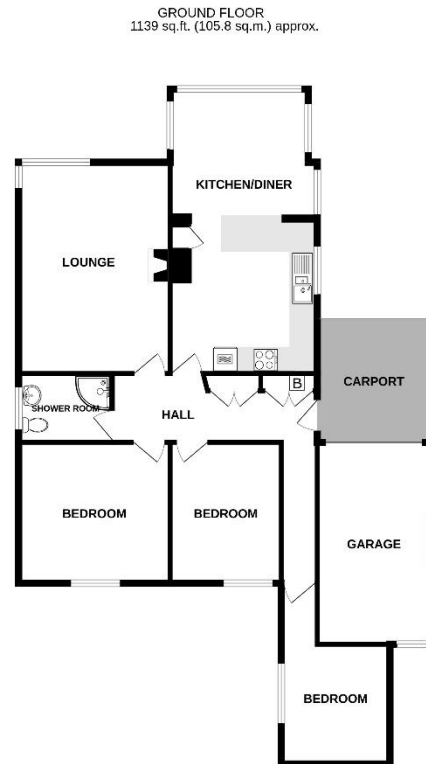
With remote control up and over door, window overlooking the side and rear, light and power.

GARDENS

The bungalow is approached through a gateway into a gently rising tarmacadam driveway with parking and turning for up to four vehicles if parked sensibly and this bisects a raised garden to the right hand side with stone retaining walls, lawn, well stocked flower border on the roadside boundary, a mixed bed of shrubs. Immediately in front of the bungalow the mature privet hedge screens a paved patio area which is a great place to relax and top up your sun tan. To the far side of the driveway sits another area of raised lawn with stone retaining walls, mature landmark oak tree and flower borders to the left hand boundary. A pathway to the right hand side of the bungalow leads past a strip of lawn to the rear and the pathway continues around the perimeter of the bungalow. The raised garden at the rear has lawns flower borders, a secluded paved patio for enjoying the morning and afternoon sunshine and a high mixed hedgerow on the rear boundary gives plenty of privacy and seclusion. Within the garden is a small timber garden shed which is included in the sale.

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



TOTAL FLOOR AREA : 1139 sq.ft. (105.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other space are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should not be relied on for any prospective purchase. The fixtures, fittings and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metaplan (2004)



COUNCIL TAX Band C.

SERVICES Mains drainage, water, electricity and gas.

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.

