



## Falmouth

A stunning detached dormer residence  
Immaculately presented throughout  
Spacious well planned accommodation  
UPVC double glazing, gas central heating  
Bright dual aspect sitting room  
Fitted kitchen/dining room with appliances  
Five bedrooms (three ground floor), two bathrooms  
Detached garage, driveway parking for 7/8 vehicles  
Large secluded sunny gardens  
Far reaching views from the first floor



**Guide £575,000** Freehold

**ENERGY EFFICIENCY RATING  
BAND D**

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

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

REF: SK7010



Every now and then we are invited to see a home that we may have driven past thousands of times over the years without realising it's there, and this stunning, five bedroom detached dormer bungalow is one such property set in a favoured residential location, tucked away from view in large private sunny gardens.

This fabulous home has been expertly refurbished in recent years with great attention to detail by our clients, creating a bright and welcoming home anyone would be proud to own.

The property is packed with plenty of features including gas fired central heating by radiators, UPVC double glazed windows and doors, a new fitted kitchen in high gloss white with built-in appliances, two new bathrooms (one on each floor), panelled internal doors and a combination of quality floor coverings throughout. All rooms have a TV aerial point with exception of the bathrooms.

The bright and spacious well planned accommodation includes on the ground floor, an entrance porch, reception hall, sitting room overlooking the front aspect, three double bedrooms, a luxury bathroom/wc and a new re-fitted kitchen/dining room with adjacent utility room. A staircase from the reception hall takes you to the first floor which has two further bedrooms and a second bathroom/wc combined. Outside the property, the house is approached over a long tarmac driveway with parking for probably 7/8 vehicles if parked sensibly, a detached garage and large private sunny gardens perfect for a growing family.

The property is situated in a popular and convenient location with many local amenities close by including the local Co-operative convenience store, the Boslowick parade of shops and the petrol station/general store at the bottom of Penmere Hill. Penmere railway station which connects Falmouth to the cathedral city of Truro runs a regular service and a local bus service can be found along Boslowick Road that takes you to and from the town centre. There are three primary schools all within walking distance plus Swanpool Beach and the Nature Reserve.

**As the owner's sole agents, we highly recommend an early appointment to view.**

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

An arched front door with matching panels either side leading to:

#### **ENTRANCE PORCH**

With quarry tiled flooring, coat hooks, original front door with frosted glazed panels either side leading to:

#### **RECEPTION HALL**

A t-shaped entrance to the home having a fitted carpet, double radiator, high level display shelving, staircase to first floor, access to principal rooms.

#### **SITTING ROOM 5.18m (17'0") x 3.61m (11'10")**

A bright dual aspect main reception room having an angular bay and double glazed windows overlooking the secluded front gardens and return window overlooking the driveway, two radiators, fitted carpet, coved cornicing, closed fireplace with marble hearth, multi-paned internal door, TV aerial point.



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.







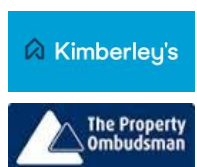
**KITCHEN/DINING ROOM 4.29m (14'1") x 3.35m (11'0")**

Approached through an etched glass door into this lovely bright kitchen/dining room which was only finished in April 2023 having a dual aspect provided through broad UPVC double glazed sliding patio door with matching side panel and Vertical blinds giving a fine vista and access to the gardens, flank window overlooking the side.

The kitchen is well equipped with a full range of matching wall and base units in high gloss white, brushed steel handles, light wood finish work surfaces with white metro tiling over, single drainer stainless steel sink unit with chrome mixer tap, Bosch induction electric hob, stainless steel splash back and stainless steel extractor over, single fan assisted oven under, dishwasher, spotlights on tracking, over unit spotlights, hard wearing wood finish flooring, chrome ladder style heated towel rail, coved cornicing, space for tallboy refrigerator/freezer, folding door to:



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.



### **UTILITY ROOM**

A useful room with wall mounted gas central heating boiler (combi), plumbing for washing machine, radiator, frosted single glazed window, electric consumer box.

### **BEDROOM THREE 3.66m (12'0") x 3.35m (11'0")**

A bright double bedroom with broad UPVC double glazed window overlooking the side aspect, double radiator, coved cornicing, fitted carpet, multi-paned internal door.



### **BEDROOM FOUR 3.56m (11'8") x 3.12m (10'3")**

A fabulous bright bedroom which has broad double opening patio doors enjoying a sunny aspect and leading to the secluded front garden, TV aerial point, coved cornicing, fitted carpet, two radiators, panelled internal door.



### **BEDROOM FIVE 3.00m (9' 10") x 2.50m (8' 2")**

UPVC double glazed window overlooking the side aspect, radiator, fitted carpet, 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.



### **BATHROOM 2.49m (8'2") x 1.60m (5'3")**

Luxuriously appointed with a white suite comprising panelled bath with contemporary chrome mixer tap, chrome mixer shower, fully tiled surround and glass screening, china hand wash basin with mixer tap set on a high gloss white vanity unit, fitted mirror, low flush wc, radiator, frosted double glazed window, extractor fan, ceiling spotlights, vinyl flooring, fully tiled walls, panelled internal door.



### **TURNING STAIRCASE**

With frosted double glazed window at mezzanine level leading to the first floor landing.

### **BEDROOM ONE 3.71m (12'2") x 3.71m (12'2") measured to wardrobe front and into recess.**

A lovely bright double bedroom which has large double glazed windows enjoying fabulous views across to light woodland and Falmouth Bay in the distance, a range of build-in wardrobe cupboards, double radiator, fitted carpet, spotlights, canopied ceiling with limited headroom in parts.



### **BEDROOM TWO 3.35m (11'0") x 2.16m (7'1") plus return 1.45m (4'9") x 1.37m (4'6")**

A great bedroom for a youngster which has a double glazed window enjoying views down the rear garden, eaves storage cupboards, double radiator, part canopied ceiling with limited headroom in parts, spotlights, wood panelled internal door, fitted carpet.



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.





## **BATHROOM**

Having a white suite comprising handled and panelled bath with contemporary chrome mixer tap and hand shower, china hand wash basin set on a vanity unit with contemporary chrome mixer tap, fitted mirror, low flush wc, radiator, fully tiled walls, frosted double glazed window, roller blind, towel rail, wood panelled internal door.



## **OUTSIDE**

### **GARAGE 5.59m (18'4") x 2.79m (9'2")**

With up and over door, lighting and power, own fuse boxes, personal door to the side, up and over door.

### **PARKING**

This fabulous property really has cornered the market when it comes to parking because this tarmac driveway has more than enough room to park maybe seven or eight vehicles and this includes room for a motor home or caravan at the front.

### **GARDENS**

The driveway to the left hand side is well screened by raised well stocked rockeries with plants, shrubs and mixed hedging. At the front of the house are fabulous, very secluded gardens enjoying a sunny aspect and surrounded with beautiful tall mixed hedging including Pieris, Rhododendrons, Camellias, Hydrangea and Hazel. A paved patio and terraced steps lead to and from one of the bedrooms and a gravelled pathway continues to an archway along to the right hand side of the property and takes you into delightful large landscaped gardens at the rear which enjoy plenty of privacy and seclusion offering a wide paved patio area and pathways, level lawns, a gravelled seating and fire pit area which has sleeper borders, paved stepping stone pathway that leads past a greenhouse to the far end of the garden and in the top corner sits a private raised Mediterranean style garden with sleeper edging, gravelled areas and well fenced for seclusion. It is impossible to do complete justice to this garden, only a personal viewing can do that for you.



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.



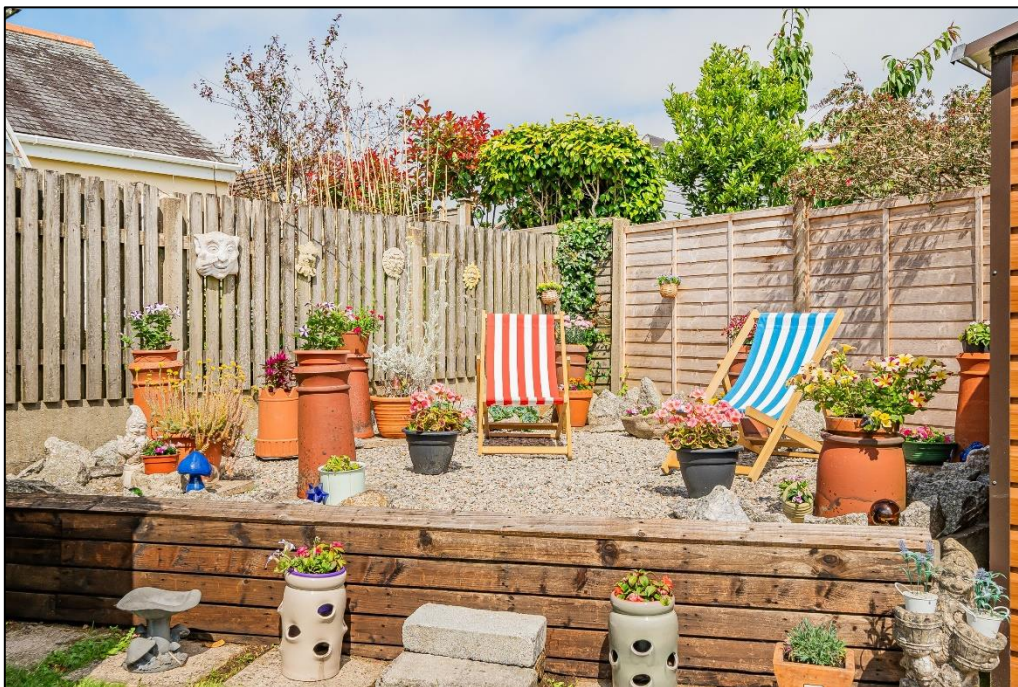


**COUNCIL TAX** Band D.

**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.



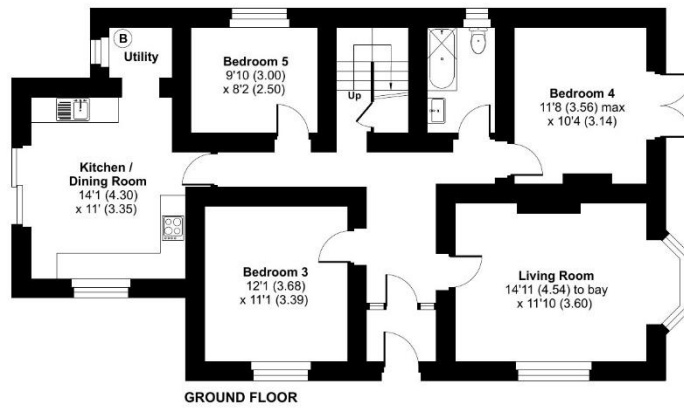
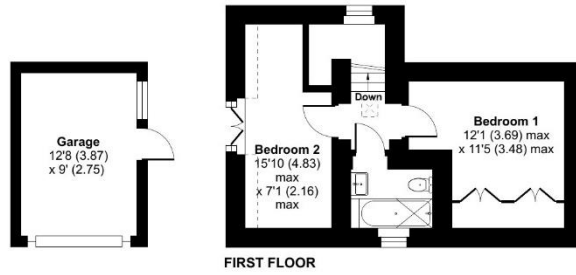


# Mongleath Road, Falmouth, TR11



Denotes restricted head height

Approximate Area = 1454 sq ft / 135 sq m  
 Limited Use Area(s) = 16 sq ft / 1.4 sq m  
 Garage = 115 sq ft / 10.6 sq m  
 Total = 1585 sq ft / 147 sq m  
 For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2024. Produced for Kimberley's Estate Agency. REF: 1148313



**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.

